

# Club Ocean Villas

## Board Meeting Minutes (Conference Call)

**Tuesday June 16, 2020**

**Officers and Directors Present:** Mike Graves, Steve VanRees, Jim Russell, Phyllis Carl, Shirley Gorwick, Joey Camacho, Mike Sereikis, Perry Clauser, Keith Ludka.

Also on this call: Bob Baker & Connor Braniff

Mike Graves requested Connor to bring the Board up to date on the Pool guidelines - The State of Maryland Release Pool Guidelines. Since the weather has gotten better we are seeing a higher demand for the pool to re-open. Suggestion was made for pool patrons to bring their own chairs. On the pool deck, social distancing must be observed. Cleaning of the pool area will be done twice a day by Perfection Pools. Discussion was held concerning a list of items needed to re-open the pool as well as a reduction in pool hours.

Items needed:

- Approved proper signage
- Sanitizers
- Dispensers
- Consistent wipe down of pool area if possible
- Sign in Sheet for pool area
- Maximum 16 people in pool area at one time
- New pool hours: 11am - 7pm 7 days a week

A Motion was made and seconded to vote on new guidelines. The Board voted 4 to 1 to open with the new guidelines. The Board also agreed to purchase cameras for the pool area and have these images monitored by an outside firm. Cost estimated of this monitoring came in at \$300 per week and Board all agreed.

### **Unit 10 Update:**

Mike reported COV's attorney sent a letter to unit 10's attorney offering to settle the issues at hand for \$8,000.00. Unit 10's attorney acknowledged the letter / e-mail with no other comments or suggestions.

Comments by the Board on this issue:

- Stop negotiating at this point because an offer has been made.
- Put the offer in escrow

**Notes on General Repairs.:**

- Building 1 had broken sewage lines under the building. Cost to repair \$2,200.

**Parking Lot issues:**

Steve presented these guidelines as suggestions:

Parking Lot Signage – Jim and Connor to work on signage. An example of signage would read: “No Commercial vehicles are allowed on COV Parking lot from March 31 to October 31”.

**Respectfully Submitted,**

**James Russell - Secretary/ Treasurer**