

Club Ocean Villas

Board Meeting Minutes (Conference Call)

Thursday September 10, 2020

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

Pool Discussion:

The pool was closed on Monday Sept 7, 2020 (Labor Day) on the instructions of Braniff Management Co. Jim Russell presented to the Board that the pool normally stays open a couple of weeks past Labor Day. However, due to the additional costs of operation of the pool due to Covid 19, the management team agreed that closing the pool on Labor Day was justified. Jim Russell confirmed with Perfection Pools that they would be ready to re-open if the Board decided to do so. The Board subsequently voted to keep the pool closed.

General Meeting Planned:

After consideration of the many challenges of holding a live meeting including the guidelines set forth by the State of Maryland Health Department, the Board voted to hold a live meeting. A General meeting was originally scheduled for Saturday October 24, 2020. Braniff Management and Jim Russell were tasked with finding a garage in one of the bigger hotels or condos in order to hold the meeting outside. The Board approved this plan, but unfortunately, no hotels or condo associations were available. After the conference call had ended, Jim Russell secured the Carousel Oceanfront Hotel that could accommodate our needs with 40-50 unit owners present AND also allowing for 6' social distancing. The Board then approved the date of Sat November 7, 2020 at 10am for a General Meeting. The Board also mandated that all owners wear a mask and that only 1 person per unit be present at the meeting.

Board Members Selection:

Brief resumes of Paul Richter and John Bobel were reviewed by the Board to become new Board members. After discussion, the Board voted to invite these potential new Board members to the Board meeting on Nov 7 at 9am prior to the General meeting. Both individuals accepted the invitation to attend the meeting.

Long Range Planning Projects:

Steve Van Rees presented to the Board the importance of implementing a long range plan with goals and planned funding for these goals. It was decided on the Board meeting of Sept 26, 2020 that the Long Range Plan and Report will be thoroughly discussed.

Committees:

Mike Graves will be presenting a plan to form committees at the General Meeting.

Treasurer's Report:

Jim Russell reminded all Board members that financial reports are sent out monthly. The August report was emailed on Sunday Sept 6, 2020.

Unit 10 Update:

Jim Russell reported that he was receiving text messages from Unit 10 requesting to resolve the insurance claim. Jim Russell responded that now that this matter is in the attorney's hands, they needed to contact their attorney.

New Business Concerns:

Perry Clauser reported a strong odor was coming from underneath his building (unit 72).

Respectfully Submitted,

James Russell - Secretary/ Treasurer