

## Club Ocean Villas

### Board Meeting Minutes (Art League of OC)

Saturday March 6, 2021

**Officers and Directors Present:** Mike Graves, Steve VanRees, Jim Russell, Keith Ludka, Joey Camacho, Mike Sereikis, Paul Richter, John Bobel. **Not Present:** Shirley Gorwick & Perry Clauser.

**Architectural Committee:** Member Cass Bosco presented an amenity that some unit owners would like the Board to Approve. The Product: Sun Setter Motorized Awnings. Besides the obvious perk of protection from the harsh sun, it also includes motion sensors to close automatically when severe wind and weather are present. The committee would like to present ONE color that the Board would approve for all members who would like them - so all would look the same. Metal support brackets and enclosure would also have to be agreed upon by the Board. At this time, a permit is not needed for installation, but committee members will confirm this. Another company, Coastal Sun Rooms & Awnings from Delaware, will do another site visit to determine the size of awning needed for both Upper and Lower units. Approx. total weight of awning is about 70 lbs. with a 4 bracket installation. Unit owners would be responsible for all maintenance and upkeep.

#### **Financial Report by Bob Baker and Jim Russell:**

Jim Distributed financial statements for YTD February 28, 2021, along with the aging report. Bob Baker commented that collections continue to be stubborn. Unit #41 is currently in collections. The audit for year ending June 30, 2020 is still not completed. Bob Baker is to follow up with PKS & Company. This year we will request to have a deadline for them of October 30.

#### **Braniff Management Report:**

Connor stated that during the last few weeks, the weather had been terrible resulting in damage to fences and doors due to terrible winds.

### **Pool Discussion and information:**

Currently, the pool will have the same restrictions per the Health Department with regards to Covid 19 virus until further notice. The pool will open Memorial Day weekend starting Friday May 28, 2021. Closing date this year will be Sunday September 26, 2021. Connor noted that sanitizing of the pool will be conducted 3 times each day. The Board voted to NOT have security cameras installed at the pool at this time.

Pool Resurfacing: Perfection Pool submitted a quote of \$8,000 +/- . The Board approved the proposal after discussion. The Board would like to see the work be completed prior to the pool opening in May this year.

### **Unit 10 Update: Jim Russell**

Nationwide Insurance Company will be making a final offer to Unit 10. Unit 10 will have 10 business days to accept or reject the offer. Conditions of the offer will be kept confidential until the claim is settled. In the event that Unit 10 does not accept the offer, the insurance company will pull the offer off the table. At this point, a question was asked: "What if unit 10 decides to file legal action?" Jim Russell stated that Nationwide Insurance will represent the Board Members, the owners and Association. Nationwide also stated that the second claim of water leakage would be handled separately as a second claim.

### **Parking Lot Rules:**

Steven Van Rees presented to the Board Guidelines to consider. The guidelines will be presented to all at the General Meeting on April 24, 2021. The guidelines address the size of trucks that can & cannot park in the complex.

### **Winterization and Rules presented by Paul Richter.**

Once the Board approves the final version of this document, copies will be laminated and distributed to each unit owner requesting that these guidelines and rules be posted inside each unit.

### **Miscellaneous items:**

~ Mike Sereikis brought up a concern of outdoor propane heaters to the Board for consideration. This heater is taller than or as tall as the patio fencing. Connor stated that the current fire code is that any propane heater or grill must be 25 ft. from the building structure. The Board agreed that this rule must be shared with all unit owners at the upcoming General meeting.

~ Mad Design Group's report was distributed to all Board members. John Bobel, Jim Russell and Paul Richter will secure quotes to address the recommendations of the Mad Design Group report dated February 2, 2021.

~ Election of Board Members & Officers will take place at the annual meeting on April 24, 2021. Perry Clauser and Keith Ludka's Board position terms end in April 2021. Steven Van Rees will chair the Nomination committee.

**Budget for 2021 - 2022:**

Jim Russell presented a draft budget for discussion. Our insurance agent, Billy Staples, expects an increase of about 10% for flood and liability insurance. Jim Russell requested a \$100 increase from each unit owner to cover increase. A motion was made and approved for this \$100 increase per unit per year.

A lengthy discussion was had concerning the planning for upcoming long range projects such as new exterior siding for all 8 buildings. Craig Smith from Criterium Engineering estimates the cost of this project to be approx. \$400,000, NOT including any additional structural issues that might come up. A motion was made to increase the Long Range funding from the current \$125.00 per quarter per unit, to \$162.50 per quarter per unit. This motion was approved by the Board. The Roof payment remains @ \$186.82 per quarter.

**A Meeting Notice will go out for the General Meeting on Saturday April 24, 2021. Location is the Carousel Hotel from 10am – 1pm. In addition, a notice will be mailed out about the correct color for sliders for units that need to be corrected.**

**Next General Meeting – April 24, 2021 at 10 am @ Carousel Hotel**

**Next Board Meeting - April 24, 2021 at 8 am @ Carousel Hotel**

**Respectfully Submitted,**

**James Russell - Secretary/ Treasurer**

