

Club Ocean Villas

Board Meeting Minutes (Carousel Hotel)

Saturday April 24, 2021

Officers and Directors Present: Mike Graves, Steve VanRees, Jim Russell, Keith Ludka, Joey Camacho, Mike Sereikis, John Bobel, Shirley Gorwick, Perry Clauser (arrived 1 hour late), **Not Present:** Paul Richter.

Minutes from March 6, 2021 meeting approved.

Unit 10 Update: Mike Graves

Unit 10 turned down the offer from Nationwide insurance of \$15,000 through their attorney. They requested a \$30,000 settlement. In addition to not accepting the \$15,000 offer from Nationwide, they also refused to sign a release stating that any acceptance of Nationwide's offer would release Club Ocean Villas and its officers and board members of any liability. Jim Russell reminded all board members that Nationwide Insurance provides legal support and counseling throughout this process as well as representation in a court of law.

Mike Graves will report to all unit owners at the General Meeting later today on the status of settling this claim.

Parking Lot Rules:

Steven Van Rees will report at the General Meeting later today on the new rules of vehicles not allowed to park in the complex

Crawl Space Report: John Bobel & Paul Richter

John and Paul have been successful in reaching out to contractors and have arranged site visits. John feels based on rough estimates that the cost for repairs per building could be between \$30,000 to \$40,000. The scope of work varies from the Madd Engineering report. John will continue to secure quotes and forward these quotes to all board members. Steve Van Rees reminded the board that the Reserve account only has \$91,000 in it and the amount we are currently paying into that account quarterly will by no means generate enough funds in a timely manner to handle the expected costs.

Financial Report:

Jim Russell reminded the board that the budget was approved at the March meeting. The operating budget was increased by \$100 per unit per year. The Reserve Account / Long Range account was increased \$150 per unit per year making the quarterly amount \$800 and the annual amount \$3,200.

The Operating account balance is \$72,039, & the Reserve account balance is \$90,802. The Boat slip account balance is \$9,053.

We currently have one unit owner that is in legal collections and all legal documents have been filed.

The last roof payment due from our unit owners that chose the payment plan option will be due in July 2021.

By-laws (Short version) presented by John Bobel, Paul Richter and Steve Van Rees

Copies will be distributed to all unit owners and placed on the COV website. Steve stated that this was a document that was easy to read with guidelines to assist unit owners to navigate these by-laws. A PowerPoint Presentation on these By-laws has been placed on the COV website under the "General Documents" tab.

Architectural Committee Report:

Sunsetter Awnings: Board approved for the upper units at this time. The installation of the awnings are subject to the following guidelines.

- Awning cannot be attached to the roof in any way – no exceptions.
- All awnings must the same color for the material and mechanical portions
- All awnings must be motorized
- All electrical lines must be GFI rated and hidden and installed according to the code of Ocean City MD
- Weight of awning cannot exceed 70 lbs. for upper units
- Awnings must be automatically retractable in high wind conditions

Community Beatification: Shirley Gorwick will be planting flowers our front in the circle concrete area. All are welcome to assist in this project.

Pool Discussion and information:

The Pool is scheduled to be resurfaced and the contractor has been approved. The Board would like to see the work be completed prior to the pool opening at the end of May this year.

Currently, the pool will have the same restrictions per the Health Department with regards to Covid 19 virus until further notice. Signs in and around the pool will be updated.

Board Meeting was reconvened after the General meeting to elect the officers. Board elected Mike Graves as President, Steve Van Rees as Vice President and Jim Russell as Sect / Treasurer.

Next Board Meeting – Saturday October 23, 2021 at 8 am @ Carousel Hotel

Respectfully Submitted,

James Russell - Secretary/ Treasurer