

# Club Ocean Villas

## Board Meeting Minutes

Saturday February 19, 2022, 8:30 am

### Comfort Inn - Ocean City, MD

**Officers and Directors Present:** Steve VanRees, Jim Russell, Keith Ludka, Mike Sereikis, Joey Camacho, Perry Clauser, Shirley Gorwick, Jon Bobel, Paul Richter (By phone)

**Not Present:**

Board of Directors Approved the Minutes from October 23, 2021, meeting.

Jim Russell & Steven Van Rees welcomed everyone to the meeting. The Board accepted Mike Graves resignation as President. A discussion was held to see if any current board member would consider stepping in as President to finish the current term up to the General Meeting on April 23, 2022. There was no one at this time to volunteer. Joey Camacho reminded everyone that she would be stepping down as a Board member at the end of her term which is April 23, 2022.

It was agreed upon to send all unit owners both by US mail and email that the association needs volunteers to become involved as Board members. The current Board members also stated that they would attempt to recruit unit owners to consider becoming Board members.

**Management Report:**

Jim Russell distributed Braniff Management's monthly management report for February 2022. A brief discussion was held concerning the following projects. Dryer Ventilation System – Units 65 & 66. It was recorded that this issue has been ongoing and is part of a larger project for review. The Officers have not heard from Unit 56 for over 6 months. Unit 55 replaced the window that was apparently causing a leak into Unit 56. It also appears that contractors have been working on Unit 56 – no other details available on this matter.

Unit 10 update – Unit 9 was sold, and the new owners met with the owners of Unit 10. Unit 10 made it clear to the new owners of Unit 9 that their bathroom is not up to building code. The offer of settlement from Nationwide insurance to Unit 10 still has not been accepted. It is the opinion that the offer of \$21,000 will not be accepted until the suspected water leak over the door is fixed. Unit 10 continues to state that the leak is still active. Even though management

has requested permission to have access to unit 10 when a rainstorm is forecast, unit 10 has yet to give permission to do so. Jim Russell noted that the offer from the insurance company expires on October 16, 2022, per the Nationwide adjuster.

Also at this time, the issue at the hose bib for Unit 10 is still not settled.

Keith Ludka mentioned that Units 49 & 50 have “No Trespassing” signs posted on the entrance doors to their units. Apparently, there is an issue of draining water from the upper unit into the lower unit.

### **Crawl Space Update:**

The Engineers report identified 9 trusses that need to be replaced under 5 different buildings. The project was awarded to Marlin Restoration & Braniff Management Company. Building 4 was selected as the first building to replace the Helical Piers, replace the trusses, clean out the crawl space of trash and debris and install new LED lighting. Building 4 is expected to be completed by mid-March. All 9 trusses have been purchased. Lengthy discussion ensued concerning multiple improvements and constraints to control who goes under the crawl space. Suggestions are:

1. Lock up the entrances
2. Crawl space should NOT be boarded up due to needed airflow. Concerns regarding the winter months with possible freezing pipes. (We haven't had any recent water lines break.) – More research needed on this project.
3. Should the Association seriously consider complete encapsulation under all the buildings? No Decisions made on this yet.
4. Should we Reinsulate the crawl spaces under each building?
5. Some buildings have a strong odor coming from the crawl space area – possible cause could be standing water and lack of air flow.

Mike Serekis asked the value of the encapsulation project verses the new siding project. It was mentioned that the crawl space issues could present a health issue and it was agreed that this could be a major factor in continuing with the crawl space renovations.

Perry Clauser recommended that we address both the siding project and the crawl space project as one major project. As the discussion continued it was noted that both projects together could cost as much as \$10,000 per unit, taking into consideration that we could have structural issues with the buildings that are unknown until the siding is removed. Perry also mentioned that before an increase in dues is presented, it would be smart to have 3 estimates ready on these projects. No motion was made or agreed upon concerning this issue.

Funding these projects: Jim Russell presented a few options for funding.

1. Bank Loan
2. Special assessment
3. Combination of both a bank loan and a special assessment & (or increase in dues).

Based on a bank loan amount of approximately 1 million, Jim Russell will look into options with the Bank of Ocean City.

The Potential To Do List:

1. Secure 3 separate quotes for the siding project
2. Possibly retain an engineer to survey the potential structural problems
3. Look into a Construction loan and Line of Credit
4. Select the material and color of the new siding
5. Warranty options
6. Form a committee of both Board members and unit owners

### **Speeding issue in the Parking lot area:**

A motion was made to purchase new speed bumpers to help in slowing cars when entering Club Ocean Villas – motion was approved via e-mail.

### **Pool Update:**

Discussion was held concerning the purchase of new pool furniture. A committee was formed, and a motion was made and approved by the board to buy new furniture. The gazebo in the pool area needs reinforcement. Jim Russell will discuss with Marlin Restoration.

### **Beautification project:**

Shirley Gorwick agreed to plant new flowers out by the front entrance area.

New entrance sign: Jim Russell to investigate new signage for the front entrance area.

Trees on 120<sup>th</sup> street need to be trimmed back – Jim Russell to look into the cost and Ocean City guidelines concerning this.

Notes of interest:

- On March 9<sup>th</sup>, Nationwide Insurance, (COV's insurance company), was informed by Unit 10's attorney, the owners expect to receive reimbursement for all improvements caused by the water leak. Nationwide Insurance feels that this request will NOT be honored by the claims department.
- Maryland legislators are considering requiring every Condo facility to have a Reserve Study and requiring that there be a plan for funding the Reserve Study. This action is a

result of the tragic collapse of the condo building in Florida. This bill will most likely NOT pass this year, but a strong movement is gathering momentum.

Meeting Adjourned at 11:30 am

**Next Meetings:**

Saturday, April 23, 2022 @8am Location: Art League of Ocean City

Saturday, October 22, 2022 @ 8am Location: Art League of Ocean City

**Respectfully Submitted,**

**James Russell - Secretary/ Treasurer**