

Club Ocean Villas

General Meeting Minutes

Saturday April 23, 2022, 10 am – Art League of Ocean City

Meeting Called to order by Vice President Steve Van Rees and welcomed everyone to our annual meeting. At this time, Steve announced that Mike Graves, our Association President for the last 10 years, sold his unit and resigned as President.

New owners in Unit #47 were recognized and welcomed at this time.

Steve requested that all board members introduce themselves along with the officers. Also in attendance were Connor Braniff and Bob Baker.

Roll Call taken – and a quorum was met with proxies, amount needed is 25%.

General Meeting minutes from October 23, 2021 were approved by the unit owners

Jim Russell invited Unit 10 to speak to the owners about the concerns about the water leak and the potential settlement being offered by Club Ocean Villa 1 Association and Nationwide Insurance Co. Unit 10 regrettably turned down the offer on the table based on the advice of their attorney.

Pool Upgrade: The needed resurfacing of the pool will be completed by May 27, 2022. Also, the Board of Directors approved the amount of \$5,000 to purchase new pool furniture. On the wish list is 2 High top tables and chairs and new lounge chairs.

Connor Braniff - Management Report

- The Pool re-plastering project along with regular summer maintenance will be completed by the end of May 2022, before Memorial Day weekend. Total cost of pool re-surfacing was \$8,790.
- Connor reminded everyone to use only licensed contractors when doing improvements and to ask for certification of insurance. Make sure to secure any permits needed from the correct agency. There is a list of suggested contractors on our website.

Crawl Space Project – reported by Connor Braniff - Buildings 3 & 4 will be completed by May 27, 2022. One of the hold-ups was obtaining treated, stamp trusses. Jim Russell was able to

obtain the needed trusses in Baltimore. The estimated total cost for all 8 buildings will be approximately \$160,000.

Also, the fence on the west side of the property near the boardwalk is being replaced by Marlin Restoration.

Awning Update: The current company who agreed to provide awnings for COV has stopped servicing Ocean City. Perry Clauser suggested Carroll Architecture Shade – 800-999-5617. Jim Russell to follow-up on this.

Owners' Inputs & concerns:

- A request was made to have the completed and detailed agenda, along with the proposed budget mailed out to owners 30 days prior to the Annual General Meeting.
- Request was made to have a list of all owners mailed out to all owners as well as posted on the COV website.
- West side of COV property needs to have tree branches and bushes trimmed back from the Heron Harbor side of the fence.
- Unit #58 - ponding of water in parking lot was corrected with the installation of a trough. Owners expressed a thank you for the job completed successfully.
- New speed reducing bumps have slowed the traffic to a safer speed in the parking lot.
- Westside front common area – grass seed and fertilizer were applied by Joey Camacho. The area needs to be continually watered during the spring and summer. Paul Richter volunteered to handle the watering.
- It was brought to attention that we have at least 2 different color shades being used on the exterior fences.

New Siding Project – presented by John Bobel

The Estimated cost of the entire project is approximately \$400,000-\$500,000. The most important concern is that all windows, sliders and doors need to be weather-proofed and in good condition before this project begins. A committee was formed for this project including John Bobel, Cass Bosco, Jim & Beth Russell, Mike Sereikis, Keith and Carol Ludka. The items to be determined include, color of siding, funding options, a workable timetable and setting committee meeting dates.

New Board of Directors Elections: Chris Bowersox of Unit 24 was a new board member elected by the unit owners.

**Next General Meeting – Saturday October 22, 2022 - Location - Art League of Ocean City
@ 10:30-12:30**

COV Website: www.cluboceanvillas1.org

Respectfully Submitted,

James Russell

Secretary/ Treasurer