

Club Ocean Villas
Board Meeting Minutes
October 22, 2022
Art League of Ocean City

Officers and Directors Present: John Bobel, Steven Vas Rees, Jim Russell, Keith Ludka, Shirley Gorwick, Mike Sereikis, Perry Causer, Chris Bowersox. Paul Richter – by Phone

Also present Connor Braniff and Bob Baker of Baker and Associates

Minutes for the Board Conference call on 9-29-22 were reviewed and approved.

President's Report: This centered around the need to select an engineer for the siding project and develop a plan of action – then form a committee. Perry Causer and Chris Bowersox will co-chair the siding/envelope project.

Two engineering proposals were sent out by e-mail prior to the meeting. We received proposals from Mad Design Group and Engineering and from Engineering and Technical Consultants, Inc (ETC). the Board selected ETC to handle the project and was Board Approved. Perry will follow up with ETC concerning the topics of windows, doors, decks, sliders and substrate and most important, Unit pricing. The cost could be \$10,000 to \$14,000 per unit or more. Insurance companies requirement would be an issue since the association received a formal notification from Nationwide Insurance about the need to have an active repair plan in place. Concerning the replacement of our siding, it was suggested to check out Club Ocean Villas II and Whispering Woods as to what renovations were done and what contractors were used.

Summary of siding project:

- Engineering company secured.

- Create a Bid package.
- Funding currently is most likely a special assessment. A brief discussion was had concerning securing a loan and having unit owners pay additional dues to handle the loan payment. A committee was formed for this decision.
- Bid process tentatively scheduled for March / April 2023 time frame.
- Approval by Board in May
- Start siding project in Fall of 2023 with completion in 2025.

Vice President's Report: Steven Van Rees – (Copy Enclosed)

Steve pointed out that the shared responsibilities of the Association and each owner must maintain for repairs & replace COV I condominium elements. The duty to maintain is the owner's responsibility to repair and replace is needed.

Dues Aging Report: presented by Jim Russell. Unit #41 was foreclosed on and purchased by a group of investors. The Association is hopeful to collect 2 quarters of dues owed – (about \$1,950). The total amount due including late fees was \$12,230.

Unit #12 – Is now paid in full including the fourth quarter dues - \$5,662.

The Board requested to implement stricter collection policy:

Owners will receive a late statement (with applicable late fees) when they are 1 quarter behind in dues.

- After being 2 quarters behind, our attorney will send a letter which demands full payment and acceleration of the remaining year's dues (per our by-laws). It will include a warning that failure to comply will result in the filing of lien and possible other legal action up to and including foreclosure.
- Owner will be responsible for all legal fees.

Units 9 - 10 update –Mediation is scheduled for January 25, 2023 @ 1:30 pm. Also scheduled: Settlement Conference in August 2023 @ 10:30am.

Connor Braniff: presented winterization recommendations and preparing for hurricane season. He will also make this same presentation at the upcoming general meeting.

He also reported a major water leak from unit 5 into unit 6 – that could be possibly over \$10,000 in damages - the cause was that Unit 5 used a slip fitting for the toilet drain. Noted: It was also unit 5 that had their trusses cut to fit in the water connection.

New Pool Furniture: the consensus is that the new furniture was a huge hit!

Units 49 / 50: John gave a brief report – The Brother-in-Law of the owner provided an estimate of about \$10,000 for repairs needed. It was also stated that the trusses could be an issue. The unit owners conveyed to Jon that they expect the Association to handle all the repairs. Jon tried to find a common ground of sharing the cost. At this point in time, no agreement has been accepted.

Meeting Adjourned

Next Meetings:

Board Meeting: Saturday, April 22, 2023 8:00am Location: Art League of Ocean City

Saturday, October 21, 2023 8:00 am Location: Art League of Ocean City

General Meeting @ 10:30 to follow the Board Meeting

Respectfully Submitted,

James Russell - Secretary/ Treasurer