

Club Ocean Villas

General Meeting Minutes

Saturday October 22, 2022, 10 am – Art League of Ocean City

Roll Call taken via sign in form and proxy mail in and a quorum was met 25%.

Meeting Called to order at 10:30am and President John Bobel welcomed everyone in attendance.

New owners in Unit #52 were recognized and welcomed at this time.

General Meeting minutes from April 23, 2022 were approved. The Board of Directors and Officers introduced themselves to everyone in attendance.

President's Report: John Bobel

John started off by commenting on the age of our buildings (about 40 years), and the importance of maintaining these buildings. He stated that the Board had approved to hire Engineering and Technical Consultants (ETC) to create a scope of work needed to be completed. A committee was formed to assist in selecting a contractor and to work with ETC to work out a per unit pricing for doors, sliders, windows and decking. The main Project is replacing the siding on all buildings. The estimated cost for this project will be between \$10,000 and \$14,000 per unit, and could possibly be more depending on what is found under the current siding, (possible structural deficiencies). The Board welcomed anyone willing to volunteer for this committee which would be chaired by Perry Causer, Unit 72 & Chris Bowersox, Unit 24. It was suggested and requested to investigate replacing or redesigning the current stucco wall dividers.

Vice President's Report: Steve Van Rees: Steve reviewed the By-laws with the unit owners attending. He also reviewed the documents concerning the proper maintenance of all units. Each unit owner has the responsibility to do preventative maintenance on their condo unit. (Document Attached)

Treasurer's Report: Jim Russell

Jim expressed to all unit owners that the collection of dues on time is an ongoing problem. Because of this, the Board has approved these new collection guidelines:

- Owners will receive a late notice statement with late fees included when dues are one quarter behind.
- After two consecutive quarters behind, The Association attorney will send a letter which will demand full payment and acceleration of remaining years dues per the By-laws. It will include a warning stating that failure to comply will result in the filing of a lien and possible other legal action up to and including foreclosure.
- **Owners will be responsible for associated legal fees.**

Connor Braniff - Management Report

Connor reminded all unit owners to properly winterize your unit including:

- **Water should be turned off when condo not in use.**
- **Thermostat should be set at 55 degrees when not in use.**
- **Outside water hoses should be disconnected.**
- **Water heaters inside each unit should be replaced approx. every 10 years.**
- **Clean out the condensation liner.**
- **Electrical panels should be inspected and updated if needed.**

He stressed to all unit owners to ALWAYS USE LICENSED AND INSURED CONTRACTORS WHEN DOING WORK ON YOUR UNITS.

Reserve Study: Maryland Law concerning requiring condo units to have a Reserve Study becomes official in October 2023. A Reserve Study must be done every 5 years. COV 1 conducted a Reserve Study 2 years ago effective October 2024. The Association will need to put into action a plan to follow the Reserve Study for funding requirements for capital improvements.

Crawl Space Project - The plan is to have all buildings completed by December of 2023.

Awning Update: Board member Keith Ludka has found a new company who provides installation (and the same awning material) that matches the color and pattern that the Board had previously approved.

All approved colors for exterior fencing and gates and well as approved exterior paint colors are all available on our website: **COV Website:** www.cluboceanvillas1.org

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

Next Board Meeting – Saturday April 22, 2023 – Art league of Ocean City @ 8am

Motion to adjourn meeting.

Respectfully Submitted,

James Russell

Secretary/ Treasurer