

Club Ocean Villas

General Meeting Minutes

Saturday October 21, 2023, Art League of Ocean City

Roll Call taken by Jim Russell & quorum was met. President John Bobel welcomed everyone in attendance. John introduced Kirk Parsons, from ETC Engineering firm.

SIDING PROJECT:

Kirk reported that we have 6 contractors who bid on the siding project. Quotes range from 1.5 million to 2.3 million. The quote for 1.5 M could be a performance issue with potential for change orders. Kirk recommended narrowing down the bidding contractors to 3. After this, an interview will be arranged with each contractor. The COV siding committee will be a part of this process as will other Board members. The time range for completing this project ranges from 216 days to 586 days.

Conditions of work for the siding project – No work will be done between Memorial Day and Labor Day. This was part of the scope of work – that the bids include 2 mobilizations. Kirk stated that any work on this project between Memorial Day and Labor Day was not well received by the owners, and he recommends not to change the scope of work on the bids. No color of the siding has been determined; the Board will form a committee for that. Kirk also mentioned that ETC expects structural damage in some of the buildings, but there is no way to know how many buildings. New sliders and windows are included in the bid. On existing sheds, siding and flashing will be installed on, around or over the existing sheds. The scope of work must meet the Insurance company's requirements as well as Ocean city building codes.

There will be no gutter replacement on the buildings. Also, entrance doors to condos are not included in the scope of work.

CRAWL SPACE PROJECT – This project is to be completed by January 2024.

Owner's concerns include: Unit 77 – continues to have concerns over flooding. Unit 34 - has issues concerning the front of their gate. Owners also stated that they want the community landscaping to look nice. Some units are not properly maintaining their property and having tall grass.

The meeting was adjourned.

Next General Meeting is Saturday April 27, 2024 - 10:30 – 12:30 located at the Art League of Ocean City.

Respectfully Submitted,

James Russell - Secretary/ Treasurer