

Club Ocean Villas

General Meeting Minutes

Saturday August 26, 2023, Art League of Ocean City

Meeting Called to order at 10:30am and President John Bobel welcomed everyone in attendance. John announced that Board member Paul Richter is leaving as a member of the COV 1 Board of Directors. He also mentioned that they are looking for volunteers to serve both on the Board and as committee members.

John and Jim Russell presented the facts concerning the increase in the association's general insurance costs. Nationwide Insurance has put COV on notice about the age of the current siding on our buildings (40 years old). They explained that the loss runs are considered very high. The other reason for the significant increase is the nationwide effect of water damage by hurricanes around coastal properties. Attached are the loss runs provided by Staples Insurance.

Mr. Harrison, (Unit #49), questioned the loss runs and requested a copy. Mr. Harrison also questioned the name of the association in his letter dated August 9, 2023. Mr. Harrison states that the increase for the insurance appears to be excessive of what the current law allows. Also, per his letter, the name of the association was "Club Ocean Villas Condominium."

John stated that only two insurance companies gave quotes to our condo association. Nationwide Insurance, (which is our current insurer) and the other was Lloyd's of London. The Board decided to stay with Nationwide for the following reasons: Lloyd's is not an approved carrier for the state of Maryland and if COV decided to go with Lloyd's, Nationwide Insurance would most likely not give us a quote for our insurance on the renewal date of July 21, 2024. Included is an e-mail from Staples Insurance.

Jim Russell presented the revised annual budget stating that the only change was the annual insurance expense. The Renewal date was July 21, 2023, and the budget was approved by the Board of Directors prior to the April General Meeting. Jim pointed out that our insurance expenses are about 63% of the total annual budgeted expenses. He also mentioned that Lloyd's has a history of not paying claims in a timely manner.

Jeff Carroll, (Unit #13) explained to owners that the reason our building's structural concerns are valid, is due to not properly maintaining the property. Meaning that EACH owner has the

responsibility to do repairs to their units the correct way, with licensed contractors and abiding by the building codes of Ocean City, Maryland.

Jeff Carroll made a reference to the power point presentation created by Perry Causer as perfect. This presentation made it clear as to what was happening to our buildings over a long period of time. Jeff then volunteered to be on the Board or the siding envelope committee.

Crawl Space Report:

Buildings 1,2,5 6 & 8 will be finished by September 2023.

Building 7 will be finished by the end of October.

Buildings 3 & 4 are complete.

Owners Concerns:

Unit #50: Jamie Sullivan – siding damage

Unit #23: Roof repairs

Unit #79: Paint needed along roof line.

Also, Unit #16, Amy Wiedefeld, expressed interest in joining the COV Board of Directors.

The meeting was adjourned.

Next General Meeting is Saturday October 21, 2023 - 10:30 – 12:30

Next Board Meeting is Saturday October 21, 2023 – 8:30 am – 10:30

Respectfully Submitted,

James Russell - Secretary/ Treasurer

