

# Club Ocean Villas

## General Meeting Minutes

**Saturday October 19, 2024, Art League of Ocean City**

Welcome Everyone by President Perry Causer. Perry expressed he hoped that everyone had a great summer and hopes everyone is enjoying the beautiful fall weather. He mentioned that there has been some turnover in the community and it is evident in the vibe of COV. There has been a new positivity and an uptick in volunteerism – people are stepping up and contributing. Perry mentioned that although we have seen many challenges, we are making progress, and we are on the right track. Maintaining the COV community is hard and continuous work. We will continue to press forward with basic maintenance, the envelope project, the reserve study, truss repairs, crawl spaces, dividing walls and a ton of other projects. We are taking these things one step at a time and can't do it without the support of the entire COV community...so thank you for your support and positive engagement. Perry then asked all Board members to introduce themselves to everyone.

Motion was made and voted to approve the minutes from the June 29, 2024 meeting. Minutes were approved. Also approved by the unit owners. No new owners to present.

**Vice President Dave Petroski** will chair the new By-Laws committee. Members of this committee include: Richard Harrison, Jonathan Knight & Mike Sereikis.

### **Property Mgmt. Stephan Kenny:**

Stephan Kenny was unable to attend this meeting, however the Ocean Point staff provided the capability of having the zoom meeting.

### **Update on Siding / Envelope Project**

The committee met with E.T.C. to re-draft the scope of work for this project. It was agreed upon to send out the new scope of work to all bidding contractors. The new scope of work will be uploaded to the COV website on November 8, 2024 - [www.cluboceanvillas1.org](http://www.cluboceanvillas1.org) Additionally, a notification of the new scope of work posting on the website will be sent out to all unit owners by e-mail. Due to the miscommunication on when the bids were actually due – a new date was set for the deadline for bids from contractors. That new date is Monday, November 11, 2024. After the bids are received, the committee will meet to review all bids and make a recommendation to the Board of Directors.

**A question was presented by the unit owners:** “why do we have to pay on the special assessment now before we have a contract with the winning contractor?”

Response: The Board has a fiduciary responsibility to address, plan and select the contractor to complete the project in a timely manner. However, to select the contractor, we need to have the funding in place, provide the deposit and to address the progression of payments to the contractor. Nationwide Insurance has also presented a requirement that the siding needs to be replaced in a **timely manner**. The current siding is over 40 years old. To date, we have 33 out of 80 unit owners who have made their first payment.

Jim Russell estimated that the Reserve Fund is currently about 50% short based on the current Reserve Study completed by Criterium Harbor Engineers. The date of the Reserve study submitted was February 26, 2020.

**Another question was asked:** “What happens if a unit owner just doesn’t pay the \$30,000 special assessment?” The plan would then be to take whatever legal action is available to secure the \$30,000 payment. Additionally, the possibility of foreclosure will be investigated by the Board of Directors along with the COV attorneys.

Additional Issues to address:

Does the Association bear the cost of windows, doors and sliders?

What happens with unit owners who have just recently replaced their windows, doors or sliders? A possible solution to this could be to secure a warranty of siding installation and the existing windows, doors and sliders must meet the current building code of Ocean City, MD.

Some unit owners said that they would like to see the project continue throughout the summer months. A vote was then taken on this subject and most unit owners wanted to avoid having the contractors work during the busy summer months. This will be subject to the bids received and the winning contractor’s schedule and conditions.

The meeting was adjourned.

**Next General Meeting is Saturday April 26, 2025 - 10:30 – 12:30**

**Location of this meeting: Art League of Ocean City.**

Respectfully Submitted,

James Russell - Secretary/ Treasurer

