

3800 OCEANFRONT CONDOMINIUM OWNERS ASSOCIATION

MINUTES

SATURDAY, NOVEMBER 16, 2024, 9:00 AM Board Meeting

3800 Poolroom and via Zoom

Board Members Present: Ben Humphreys - Board President, George Aspatore – Vice President, Theresa Davis – Treasurer, Paul Volpe – Secretary via Zoom, Mark Jones via cell phone.

Association/Building Manager: Eva Bayer

Owners Present: Harry Davis, Anna & Gene Wollard, Elaine Tzavaras, Jan Ranaci, Maria Hunter, Beverly Nelson, Eugene Anderson, Warren Harding

Zoom: Cindy Gay, Emily Drake Hamil Hume, Nancy Millstein, Steve Middlebrook, Eva Cavros

Ben Humphreys called the meeting to order at 9:01 am.

A MOTION was made by Ben Humphreys at 9:03 AM to approve the minutes from our previous meeting with the addition of the Executive Session on September 21, 2024 minutes. MOTION was seconded by Theresa Davis. The motion was unanimously approved.

Presidents Report:

Ben commented that he is happy with the roof project, thanked all those involved from the safety and building committee working to make our homes better and asked that all owners look at giving to the Christmas fund. The Christmas party will be December 8th.

Managers' Report: Eva Bayer

Audit is complete. Budget 3% increase. Special assessment due November 30th. Unit 1203 is sold. Unit 1104 is not yet on the market. The safety committee has established recording procedures.

The roof is not finished. There are a few items that need attended to.

The pump has been replaced, with a few issues that need to be addressed.

Shutter maintenance- Servicing by Kenny is coming along. You can also choose to have this done by an outside service.

Pool fence- Rust marks on the side of the building. Improper hardware was used to install. All hardware can be sealed (temporary fix). The best solution is to replace.

If you are planning any renovations, please keep in mind that there are procedures that must be followed. Ben suggested a pre-meeting with contractors and owners.

Unit inspections will be done over the winter.

Housekeeping- reviewing new companies.

Pool resurfacing- We have 2 estimates.

Power washing-2 companies that specialize in EIFS coatings

New hire-Kerry Butler, Charlie is leaving.

Treasurers report: Teresa Davis

Operating account balance is low due to paying insurance.

We will no longer budget the insurance payments only in the months they are due. We will spread the insurance cost across all months of the budget. We will still pay the premiums in the month they are due.

Reserve account discussed regarding roof replacement expense.

A MOTION was made by George Aspatore at 09:45 AM to approve the treasurer report. THE MOTION was seconded by Mark Jones. The motion was unanimously approved.

New Business:

Budget – Theresa explained how she arrived at the figures for 2025 budget. 3% increase.

Governing documents update-It is being worked on by George Aspatore. Working on a procedure to deal with short-term rentals.

EIFS management is being delt with on a regular basis

A Motion to accept the EIFS management contract was made by Theresa Davis and seconded by George Aspatore at 10:10am. The motion was unanimously approved.

Eva Bayer presented proposals for new cleaning companies.

Pool resurfacing discussion.

A motion was made by Theresa Davis to approve up to \$25,000 for pool resurfacing. Motion was seconded by George Aspatore at 10:35am. The motion was unanimously approved.

Discussion of pressure washing the building. We have multiple quotes. Harry agreed to spend time with Eva reviewing the quotes.

Discussion of replacement of air conditioning units.

Eva would like to procure more quotes for air conditioning units.

Screen door discussion.

Discussion of future meeting dates. Ben suggested that we meet on the 3rd Saturday of every other month starting with January 18th, March 22nd, May 17th, June annual meeting, July 19th, September 20th and November 15th.

A MOTION was made by Theresa Davis at 10:40 AM to adjourn the meeting. The MOTION was seconded by George Aspatore. The motion was unanimously approved.

Executive Session: Discussion of violations and personnel.

Respectfully submitted,

Paul M Volpe, Secretary