

MINUTES
OCEANS ONE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS
MEETING
FEBRUARY 19, 2011

Darren called meeting to order at 10 a.m.
Jim, Evender, Frank & Velma - present
Sam - present by speaker phone

Motion to approve the January 18th 2011 meeting minutes was made by Evender.
Seconded by Jim. Yes to approve by Darren, Evender, Jim, Velma, Frank and Sam
by speaker phone.

Financial report was given by Velma and financial reports were handed out.
Outstanding from the December meeting are expenses of \$631.35 for carpet cleaning
that needs to be paid. These expenses resulted from a misunderstanding with Judy when
we had talked about purchasing a carpet cleaner at the December meeting and tabled it
to get more information. Judy had Hoover come in and clean some floors and since the
work has already been done a motion is needed to disburse the funds for payment.
MOTION - Jim to approve payment of \$631.35 and a understanding that anything over
\$300.00 has to go for board approval. SECONDED - Velma, MOTION PASSED.

Maintenance Report Roger Koop
2nd floor - replaced air conditioner in common area
20th floor - repaired dryer
Replaced sprinkler control in garage for area by the street that kept malfunctioning
Fertilized front grass with weed & feed
Richard checks sprinklers after they mow to check that they don't break any sprinkler
heads
Replaced expansion joint 16ft off back door where it was leaking in garage
Caulking on door
Painting service entrance door
Organizing the paint room and making a data base of what paint goes on the doors &
walls.

Devcon security cameras update - cameras have been installed, 2 on pool deck - 1 at each
door - 2 are being installed in the elevators. There is a 30" screen on the wall in Judy's
office that shows all cameras. The wiring for the cameras in the elevators need to be
placed in conduit that work is done by Schindler and the fee is \$570.00. This amount is
already in the budget and will be taken out of the \$20,000 that was budgeted for the
cameras/monitor and Fob system (new key system) and any extra money will cover extra
cameras. Up to 16 cameras can be added to the system. Six signs are being put up
advising people that the security cameras are in place. With the clarity of these cameras

we will be able to identify and prosecute if any problems occur. Cameras have not been placed in the garage at this time because there is not enough light and when the garage door is open there is too much light. Devcon is trying to work on a solution and will get back to us on that. Channel 2 should be back up by March 22.

Fob system - Jim is doing research on this system with 4 different companies.

Website - the website has not been used due to a misunderstanding between TJW & the Association on how it would be updated. Sandy set up the website and is willing to update it for us with one point of contact from the Association

MOTION by Evender for Sandy to resume updating the website SECONDED - Sam

Frank agreed to be the point person for the Association. So anyone that wanted to submit pictures or information for the website should contact Frank

MOTION AMENDED by Jim - That Sandy update the web site with a single point of contact and that the minutes no longer be mailed out, that they be posted in the public spots in the building on the website, sent to the e-mail addresses and individually mailed only if a owner requested it to be mailed for that meeting. SECONDED - Velma,
MOTION PASSED

Rug Doctor - information provided by Velma to purchase rug doctor, cleaner & spot cleaner

MOTION by Frank to purchase a commercial refurbished Rug Doctor for \$399.95

SECONDED- Evender

Cost of Carpet Cleaner - 6 gallons \$128.00 & Spot Cleaner - 1 gallon \$41.00

MOTION by Jim - to buy 6 gallons cleaner & 2 spot cleaners roughly \$650.00 total

SECONDED- Evender, MOTION PASSED.

Premier Lawsuit - for the upper deck parking

On January 20th meeting to see if we were allowed to proceed with the law suit and the judge has okayed it for us to proceed.

Construction update - Evender is chairman of the committee and met with the contractors and engineer and engineer inspector. They thought only 11-15 balconies needed to be taken off. 20 have been taken off and probably another 18-20 more need to be taken off. The north side they will start putting in doors end of February or beginning of March on the 6 stack. They are painting, pressure washing, sealing windows, install doors and railing. By end of march should have access to balconies on north side.

The South side will be August or September. Some of the parking will open up on the north side when that side is done but they will still need use some of the space for equipment to keep access open to pool on the south side.

Not enough money in the budget to finish the contract. A lot of doors are not paid for and hopefully in next 3-4 weeks we will know how much we need to come up with. It will require a special assessment to get the project done - have some money in budget for bad debt. Judy stated there are 8 - foreclosures, 2 - owned by bank & 9 with payment arrangements and 2 more possible foreclosures.

Terri Hayes obtained information from GAP insurance company that provides a policy for people that do not pay - the policy is approximately \$10,000 for 1 year and it is billed over 6 months. This is a new type of policy. If GAP can't collect the money they will pay up to \$18,000.00 on each unit- they are the collection agency and have there own attorney. They couldn't be here today so she will schedule a meeting for next week to meet with board members & obtain more information and check with our attorneys if there would be any conflict.

Cleaning person - Terri has recommended a cleaning person - Kim - that charges \$8.50/hr to come in to help with some of the projects since maintenance men are working on a lot of extra projects during construction. Cleaning is needed in lobby, basement, window ledges, library & laundry rooms. Maintenance men are saving us money on the extra projects they are doing for us but making it hard for them keeping up with regular cleaning.

MOTION - Jim - cleaner not to exceed 1 day a week as needed until construction is done
Darren will check the building on Thursday & decide if cleaning is needed that week
SECONDED - Evender, MOTION PASSED

Renovation of south entrance elevator room - put chair rail on and paint bottom section of wall a solid color - mural is getting all marked up with people moving, using grill and shopping carts and dumpster going through that area - motion amended to do the same in the garage hallway. Use neutral color - acrylic paint
MOTION - Frank, SECONDED - Jim, MOTION PASSED.

Leasing copy machine - table copy machine - Sam will check more information and obtain some different bids.

American Messaging (Roof Rent) Renegotiate rental agreement - tower used for pagers
They were paying \$837.40/month and wanted us to drop it to \$400/mo - Judy negotiated with them and agreed on \$725.00/month. Thank you Judy for job well done.
MOTION - Evender, SECONDED Jim, MOTION PASSED.

Schindler fee - talked about earlier \$570.00 to install camera's in elevator need motion to approve payment. MOTION - Evender, SECONDED - Jim, MOTION PASSED.

Association parking spot fee - Judy received a call requesting a change on the \$50/month fee for parking space because other units are renting there spaces for \$25-\$30. Darren's opinion leave it at \$50.00. No objections -staying the same no motion needed

Velma requested to make a change to split the laundry money each time it is collected instead of doing it 2 times a year. Money is already being split into 2 accounts, ½ goes into general fund for electric and water and ½ goes into a separate account for when washers and dryers need to be replaced. Just to simplify bookkeeping at time of deposit have Judy write a check for the ½ to be deposited right into the washer & dryer fund.

All agree to do that.

Grill - Frank brought up condition of grill & maybe we need to add a deposit & if grill is returned clean you get your money back & if not the maintenance men get the deposit for cleaning it. Discussed that this is an ongoing problem and because more than one person uses the grill the same day or someone else uses it before it is inspected because there is no place to lock it up. Discussed possibility of a outside permanent grill - Roger will check on information

Pool - Frank is checking on 2 heat pumps and has spoke to 3 contractors for estimates. 2 pumps would be needed to heat the size of our pool. We do not have the required space needed for solar panels. Using heat pumps would extend the pool use up to 10 months - not using it in December & January unless temperatures were high. Electric is a lot cheaper to use than the gas. Past years cost \$25,000 to heat - the budget was reduced to include \$416.00 a month for gas. Running heat pumps 10 months would be approximately \$3,000.00. There is also a new product called Liquid Blanket that forms a vapor cover and retains the heat. It does not effect swimming or filter it is non-toxic and cost \$75.00 for a 5 gallon bucket that last 2 or 3 months. Frank will check further on the project for upfront costs for installation with plumbers & electricians.

Smoking - question about possibly prohibiting smoking on deck. Darren stated that some of this problem has been eliminated with tenants that moved out that were throwing cigarettes on pool deck. Question on making a small area of pool deck for smokers. Darren dose not feel that we are in a position to tell someone that they can't smoke outside if they are not breaking any of our laws. When balconies open up it will eliminate some of the problem. Most of the problems are from renters. No action taken

Doors - owner question how they will know that they are getting the door they paid for low - e or thermo pane. All doors are category 3 hurricane doors and you can see the difference. The low-e has coating on it that does not transfer heat thru it as much & the thermo-pane is 2 pieces of glass with a space between it. Judy said information was submitted to contractors what type of door was ordered for each unit. Frank brought up that we have nothing to show for purchasing the door to use for the energy tax credit. Roger said something could be obtained on there letter head if needed.

MOTION TO ADJOURN - Sam
SECONDED - Velma

ADJOURNED 12:10 p.m.

Respectfully submitted,


Frank Dart

Secretary