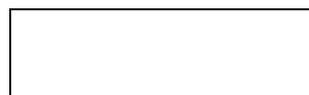


The Ocean Ritz of Daytona Beach Condominium Association
2900 N. Atlantic Avenue
Daytona Beach, Florida 32118
September 21, 2016
Social Room 6:00 PM



Call to Order

Casey McDevitt called the meeting to order at approximately 6:00 pm.

Establish Quorum - A quorum was established as follows:

President – Casey McDevitt	Present
V. President – Bob Clark	Present
Secretary – Tom Knowles	Present
Treasure – Annie Ekstrom	Present
Director at-large – Ron Ashton	Absent

Secretary's Report:

Review of the June 15, 2016 meeting minutes. Tom Knowles moved to accept the minutes, as written and Annie Ekstrom seconded the motion. All voted in favor and the motion carried.

Treasurer's Report: Annie Ekstrom

As of August 31, 2016: Annie noted the financial statement looks a little different and now includes an itemized list of reserves spent. This will be the format from this point forward. See attached.

Cash on hand:	\$ 457,570.00
Reserves:	\$ 434,910.28
Operating:	\$ 22,659.72

Bob Clark moved to accept the treasurer's report and Tom Knowles seconded the motion. All voted in favor and the motion carried.

Manager's Report: Michelle Rucker-Penland, Property Manager

Michelle presented the manager's report, which is attached as inclusion to the minutes.

Pressure Washing/repairs are completed. See CPT report attached and information below.

Expansion Joint Repairs started on Sept. 19, 2016 on the North side and will continue on the South side starting Sept. 27, 2016. Update notices and emails will continue to be send until completed.

Retrofit Fire Sprinkler System – Florida Legislation now requires high rise buildings (75 feet or higher), including residential condominiums, to vote to forgo (opt out) retrofitting a fire sprinkler system by December 31, 2016 or apply for a permit to install a fire sprinkler by December 31, 2019. The vote requires a "majority" (61 or more) of owners in favor of forgoing/opting out to avoid having to install a fire sprinkler system by December 31, 2019. A letter and limited proxy will be mailed out, on or around September 26, 2016, with more details. Please fill out the limited proxy and return it to Ocean Ritz by October 31, 2016.

Curb Appeal Committee--Jackie McDevitt;

- See report attached
- The social committee requested the pool table be sold and replaced with a 3 in 1 bumper pool table at a total cost of \$1109.00 (799.00 + \$300.00 for slate), plus tax. Basic repairs to the pool table for new felt and bumpers is approximately \$800.00. This doesn't include fixing the leg that is broken or the leather pockets. Michelle has someone who will purchase the pool table for \$300.00 and remove it. Tom Knowles motioned to sell the pool table for \$300.00 and table the decision to replace it with the 3 in 1 bumper pool table to allow for more information. Annie

Ekstrom second the motion. All in favor, motion carried.

- Request to replace the bulky shelves in the social room with a new shelf and baskets from IKEA. Total cost \$208.96, plus tax. The Social Committee agreed to donate the total funds from the 50/50 collection for the shelf and baskets.

Social Committee—Dee Clark;

- KBBQ held on September 16, 2016 was a success. Thank you to Brent Smith, rep for Bright House Networks (BHN) for his continued support. BHN was bought out by Charter and will no longer offer this service. With Brent's department phased out, he had decided to leave BHN. The social committee thanks Brent and wishes him the best.
- Monthly social on the 4th Thursday of the month – BYOD. Each month will have a different theme. Join us.
- The social committee has decided to donate \$208.96, plus tax to the curb appeal committee for a new book shelve and baskets in the social room.

Old Business

- **Tabled Rules from June 15, 2016 meeting** – Seven proposed rules were tabled at the June meeting to allow more information. On September 7, 2016 a workshop was held to discuss the tabled rules. Tom Knowles made a motion to accept six of the seven rules as written, to include 5. Waterbeds and Hot Tubs, 7. Shopping/Luggage carts, 9. Pets, 15. Vehicle Registration, 17. Remodeling Work, section 6. New installation of washer and dryers., and 26. Key Fob. Tabling 25. Surfboards/Kayaks. The motion was second by Annie Ekstrom. All in favor, motion carried.

New Business

- **Pressure Washing/Warranties/Repairs** – In conjunction with the annual pressure washing of the building, necessary repairs were made. Some repairs were covered under warranty, while others were not (see CPT report attached). In addition to warranty and non-warranty issues, there was evidence of new cracks/spalling in need of repair (not covered under the warranty). Damage caused by owner's furniture was paid for by the Association this time. This is not covered under the warranty. Rust, cuts, and indentations, in the paint/caulk, caused by furniture, work being performed on the balcony and/or other items on the balcony is the responsibility of the owner and will not be paid for in the future. Metal furniture causes damage to the cathodic system and damages to the surface. Metal furniture on the balconies must have a rubber or plastic cover where the furniture comes in contact with the balcony flooring. A tennis ball with an X cut in it works well for this.

The 15 year warranty is for the cathodic system and only covers the horizontal surface (flooring) of the balconies. It doesn't cover the entire building. In addition, to the 15 year cathodic warranty, Flores-Hagar issued a 5 year limited warranty for vertical surfaces (knee walls, walls between units, etc.) that were repaired during the concrete restoration in 2012-2014. During the restoration only surfaces needing repairs were done. Areas with spalling, cracks, etc. were addressed during the restoration. If there was no apparent evidence of deterioration there were no repairs. All surfaces repaired, in 2012-2014, were documented during the restoration. Surfaces not documented as being repaired during the restoration is not covered by the warranty. Both warranties have exclusions and don't cover normal wear and tear, furniture damage, surface rust, painting, etc. on the balcony due to these issues. It covers defects in material, workmanship, and application. Annual pressure washing is a requirement to maintain the 15 year cathodic warranty and reduce the salt on the building. This will be scheduled April-May each year in the future.

- **Retrofitting a Fire Sprinkler System** – By December 31, 2016 a majority vote (61 or more) to **forgo (opt-out)** of retrofitting (installing) a fire sprinkler system in the entire building (common areas and interior units) must be recorded with Volusia County Clerk of Court. Without a vote, of

at least 61 owners, in favor of forgoing or opting out of retrofitting a fire sprinkler system Ocean Ritz is required to apply for a permit and have a fire sprinkler system installed by December 31, 2019 at a cost of approximately \$500,000.00 – \$600,000.00, a \$4,000.00 - \$5,000.00 special assessment to each unit. Look for a letter of explanation and limited proxy, to be filled out and returned to Ocean Ritz, to come in the mail with more information.

- **Keyless Security System** – Were getting an estimate to possibility install an additional a key fob reader at the South gate leading from the parking deck to the pool. More information to come. Owners can purchase up to four (4) additional key fobs, for a total of six (six) per unit, at \$30.00/each.

Open Forum

Announcements – The Board would like to commend the hard work of Michelle since taking on the role of Property Manager and Mary as front desk receptionist. Both are doing an excellent job taking care of Ocean Ritz.

Adjournment - With no other business brought to the floor, Tom Knowles moved to adjourn the meeting at 7:14 pm. This motion was seconded by Bob Clark. All voted in favor and the meeting was adjourned.

Respectfully submitted,

Tom Knowles, Secretary

Approved:_____