

The Ocean Ritz of Daytona
Condominium Association, Inc.
2900 N. Atlantic Avenue
Daytona Beach, Florida 32118
March 15, 2017
Social Room 6:00 PM

Call to Order Ron Ashton called the meeting to order at approximately 6:00 pm.

Establish Quorum - A quorum was established as follows:

President – Ron Ashton	Present
Vice President – Casey McDevitt	Present
Secretary – Alex Saucedo	Present
Treasure – Annie Ekstrom	Present
Director at Large – Tom Knowles	Absent

Secretary's Report: Alex Saucedo

Review of the February 15, 2017 meeting minutes.

Casey McDevitt moved to accept the meeting minutes for February 15, 2017. Motion was seconded by Annie Ekstrom. All in favor to accept the minutes as written.

Treasurer's Report: Annie Ekstrom

As of February, 2017. See attached.

Cash on hand: \$327,408.66

Reserves: \$298,659.19

Operating: \$28,749.47

Casey McDevitt moved to accept the treasurer's report and Alex Saucedo seconded the motion. All in favor, motion carried.

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

Events and Building Decor Committee-Nothing to report, as there was not a meeting this month. Jackie McDevitt extended an invitation to all residents for the next meeting on April the 14th

Old Business:

Parking Deck – Proposals of Condition Survey were acquired from Keystone Engineering and Consulting and KWA Engineers. After some discussion, Casey McDevitt made a motion to go with Keystone Engineering. Annie Ekstrom seconded – all voted in favor. A partial deciding factor was that Keystone has previously completed phase one, saving the association \$2,925 over KWA's proposal.

Special Assessment – Hurricane Matthew assessment is due on April 1st. Owners were sent an invoice, via email, or mail with the due date and amount due.

Loss Assessment claim – Owners who carry insurance on their unit can contact their agent and let them know you would like to open a "loss assessment claim" Do not refer to this claim as "hurricane damage" The insurance carrier will need a copy of the February 15, 2017 Board Meeting Minutes and a letter from our Master Insurance Policy showing our coverage. All owners should have received these documents in person, by mail, and/or email.

Spectrum/AT&T – As of March 14th, Spectrum had not responded to our attorney's email regarding

rewiring of building to improve service. A design team from AT&T visited the property and is working on a scope of work for the building. Michelle reported they were very enthusiastic and didn't think there would be a problem getting the fiber optics into the building. We are awaiting their proposal.

New Business: Nothing to report

Open Forum:

Garage Entrance - A resident asked whether a vehicle pass through system could be used instead of the key fob system currently in place. Michelle explained that it has been discussed, but put on the backburner due damage incurred by Hurricane Matthew. Michelle will soon be considering future options regarding the door opening system.

Landscaping – A proposal in the amount of \$8,497.00 was received from Leafy Landscapes (currently our lawn care contractor) for the removal of dead or damaged shrubs and installation of new plants top dressed with mulch. The proposal did not include the removal of three dead palm trees on the north side of the property. Michelle will ask Leafy Landscapes for a proposal to do so.

Adjournment - With no other business brought to the floor, Casey McDevitt moved to adjourn the meeting at 6:40 pm. This motion was seconded by Annie Ekstrom. All voted in favor and the meeting was adjourned.

Respectfully submitted,

Alex Saucedo, Secretary

Approved:_____