

The Ocean Ritz of Daytona Beach Condominium Association  
2900 N. Atlantic Avenue  
Daytona Beach, Florida 32118  
September 20, 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	Present

**Secretary's Report:** Alex Saucedo

Review of the August 23, 2017 meeting minutes. Tom Knowles made a motion to accept the meeting minutes for August 23, 2017. Annie Ekstrom seconded the motion. All members in favor to accept the minutes.

**Treasurer's Report:** Prepared by Annie Ekstrom. Presented by Michelle Rucker-Penland in Annie's absence.

As of August 2017. See attached.

Cash on Hand:	\$654,485.31
Available Cash on Hand:	\$477,559.54
Reserves:	\$603,706.66
Earmarked Funds:	\$148,501.30
• Mezzanine (\$97,259)	
• Beach Stairs (16,722)	
• Parking Deck Fence (\$28K)	
• Generator (\$6,520.30)	
August Reserve Available Balance:	\$455,205.36
Operating Ending Balance	\$50,778.65
EF (Generator)	\$25,399.47
EF (ATT Comm)	\$3,025.00
Aug Operating Available Balance	\$22,354.18

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

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

**Special Assessment:** The total assessment in the amount of \$292,254.00 for Hurricane Matthew has been collected

**AT&T update:** No updates to report. An email will be sent once start date is determined

**Backup Generator:** The generator has arrived at TWA Power Systems in Tampa. Generator scheduled to be delivered and installed on Tuesday, September 26, 2017. The temporary generator will then be removed.

**Washing of Balconies:** Washing of balconies for September is scheduled for Saturday, September 30, 2017 between the hours of 10:00 am – 12:00 pm. Only buckets of water and a mild detergents can be

used (NO CHEMICALS)

**Dumpsters:** Our dumpsters, which are Ocean Ritz owned are in bad shape to the point they have become unsafe. Michelle proposed to the Board to purchase two new dumpsters constructed of plastic at a price of approximately \$700.00 - \$1200.00 each. Finding dumpsters that fit under the chute and in the dumpster room will be difficult. Custom made aluminum dumpsters, similar to the Alik's next door might be a solution. Ray will provide Michelle with contact information so a quote can be generated.

**Hurricane Irma update:** Only minor damage was reported to the Ocean Ritz in comparison to Hurricane Matthew. Stuart, Doug and Michelle went floor to floor inspecting units for any damage once the bridges to the beachside reopened. Eighteen units were found to have significant water intrusion. Most of the units affected were in the 01, 02 and 04 stacks. Units with tile fared much better than carpeted units. It was recommended that Air Conditioners be set at 73 – 74 degrees for a period of 30 days to help remove excess moisture.

ServPro assessed affected units and determined five units with carpet need attention. Michelle is waiting on email from ServPro detailing scope of work and needed equipment to remedy situation.

Many thanks to the Michelle and the entire Ocean Ritz staff for their well-planned preparation in advance of the storm. Their efforts greatly reduced potential damage to the building as well as potential storm assessments for unit owners.

Michelle also thanked Tom and Karen Knowles, Casey and Jackie McDevitt, James Vanslette, Richard Vincent, and Art and Pattie Ferland for their help in cleaning up the pool area

**REMINDER: Annual Members Meeting and Election is on Wednesday, December 6, 2017 at 8:00 PM in the Social room. First notice will be sent out soon.**

**Committee Reports:** No reports.

**Old Business:**

**Mezzanine and Parking Garage Repair:** Due to previous requests from several residents, the Board invited Chuck Hays from Keystone Engineering for a Q&A session regarding the Mezzanine repair project. Chuck's colleague, Structural Engineer Thomas Ponce was also present to help answer questions. Mr. Hays described what bore testing and visual inspections under portions of the Mezzanine revealed and why repairs that were once believed to be cosmetic are now in need of structural repair. Mr. Hays then explained why removing the concrete slab and replacing with loose fit pavers would be the best solution going forward. Doing so would allow for paver removal and reinstallation in the event of any future issues. The pavers would also allow for slight movement naturally associated with the building. Mr. Hays further defined how the scope of work bid was derived using allowances to allow for unknown quantities of material needed.

**Sliding glass doors:** Ron Ashton asked Mr. Hays to speak on the water test that were performed on unit 1204 due to water intrusion during the storm. It was determined that the test passed on four doors in the unit indicating Flores Hager installed the doors properly. However, it was determined that shims were used to compensate for a malfunction with the hardware. Doing so prevented the weather stripping from coming in contact with the panel allowing water to enter in. Another issue with missing plastic covers / baffles that are designed to react to positive and negative pressures was discussed. Doors cannot function properly without baffles in place. Michelle will reach out to Windoor to have baffles replaced under warranty. Further inspections in unit 501 found oxidation in the aluminum frame causing caulking between floor slab and threshold to peel off allowing significant water intrusion. A warranty claim to Windoor will need to be initiated by the association to correct these issues. Remaining units that also had doors during the concrete restoration by Flores-Hager will be water tested. Doors installed after the

concrete restoration will be owner direct with Ocean Ritz's policy number.  
Ron asked Michelle to file a claim with Windoor and with Flores-Hager in the case that oxidation is not the cause of water intrusion.

Cost for the Mezzanine repair will be taken out of reserves with no special assessment necessary.

Casey made a motion to amend the minutes as to reflect the new amount of \$273,000 for the Mezzanine repair. Annie Ekstrom seconded the motion. All voted in favor.

A special thank you was extended to Michelle for her excellent work and dedication to the Ocean Ritz.

**Adjournment:** With no other business brought to the floor. Casey McDevitt moved to adjourn the meeting at 7:45 pm. Annie Ekstrom seconded the motion. All voted in favor and the meeting was adjourned.

Respectfully submitted,

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Alex Saucedo, Secretary

Approved: \_\_\_\_\_