

The Ocean Ritz of Daytona Beach Condominium Association
2900 N. Atlantic Avenue
Daytona Beach, Florida 32118
October 18, 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	Absent
Director at Large – Tom Knowles	Present

Secretary's Report: Alex Saucedo

Review of the September 20, 2017 meeting minutes. Tom Knowles made a motion to accept the meeting minutes for September 20, 2017. Casey McDevitt 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 September 2017. See attached.

Cash on Hand:	\$641,181.38
Available Cash on Hand:	\$464,255.61
Reserves:	\$612,518.84
Earmarked Funds:	\$148,501.30
• Mezzanine (\$97,259)	
• Beach Stairs (\$16,722)	
• Parking Deck Fence (\$28K)	
• Generator (\$6,520.30)	

September Reserve Available Balance: \$464,017.54

Operating Ending Balance \$28,662.54

EF (Generator) \$25,399.47

EF (ATT Comm) \$ 3,025.00

Sep. Operating Available Balance \$238.07

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

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

AT&T update: Phase I for fiber optic wiring installation started on Monday, October 16. Phase I consist of installation in the hallways and common areas. Installation will begin on the 21st floor and end at the lobby floor. Installation should take a few weeks. Phase II will consist of fiber optic installation in all units and has a tentative start date of November 6, 2017. The expected completion date is December 20, 2017. **Unit owners who do not want AT&T to enter their units must notify the front office by November 6, 2017 or prior to scheduled installation on their unit floor.** Phase II will start at the lobby and work its way up to the 21st floor. A schedule will be provided by AT&T and owners will be notified of the expected installation date for their unit. AT&T will not enter units unless the owner or maintenance staff escorts them. AT&T and maintenance staff will not move any furniture due to liability

issues. If AT&T is unable to install due to accessibility or because of furniture blocking the work area, fiber optics will not be installed during Ocean Ritz's initial installation project. It will then be up to the individual owner to schedule installation with AT&T. Phase III, which is the final phase will take approximately (30) additional days to update and bring the system online from AT&T's office. Services will be available to residents after the completion of Phase III. Management is working with AT&T to have a representative on property, late December or early January to present AT&T's products, services and pricing with residents.

Backup Generator update: TWA installed a Kohler, three phased, 150 KW generator on Tuesday September 26. An emergency shut off, from generator to transfer was not installed at the time. Michelle notified TWA and is awaiting an answer on when we can expect it to be installed. TWA Power System, Inc. offered, and we accepted, a one-year annual maintenance agreement free of charge due to delays in the delivery and installation of the new generator (valued at \$925.00) Total replacement cost for the new generator is \$42,559.77. A down payment of \$10,640.00 was paid when contract was signed. The remaining balance due is \$31,919.77. These funds have been collected from insurance and special assessment during Matthew;

Washing of Balconies: Washing of balconies for October is scheduled for Saturday, October 28, 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: Additional research is needed to find two dumpsters that fit side by side under the dumpster chute. More info to follow.

Hurricane Irma update: Most of the damage was taken care of by maintenance, except for a few items. Four new gooseneck roof vents have been fabricated by R&R industries. A motor blower for the for the A/C water tower is still on back order with Ferran Services. Kimble electric has determined the electric panel and/or heat pump for the pool are having issues due to salt water intrusion during Matthew. More information will be available once Kimble Electric inspects the equipment. As of today, the total expense related to Hurricane Irma for Ocean Ritz is \$2,904.07. This does not include the motor blower or electric panel/heat pump.

REMINDER: Annual Members Meeting and Election is on Wednesday, December 6, 2017 at 8:00 PM in the Social room. First notice was emailed or mailed, to owner of record, on September 29, 2017. Any member wishing to run for the Board of Directors must have their Notice of Intent of Candidacy to the Association's office on or before Friday, October 27, 2017, to be eligible. Candidates can submit an 8 ½ " X 11" information sheet, or Resume on or before Wednesday, November 1, 2017, to be included in the Second Notice of the Annual Members Meeting and Election. There are three openings for the Directors of the Board during the 2017 Annual Members Meeting and Election. The Second Notice will be sent on or before 14 days prior to meeting on Wednesday, December 6, 2017. The Second Notice will include a general proxy and ballot. Please follow all instructions and return Ocean Ritz no later than December 2, 2017. In the event that three or fewer members notify the Association's office by October 27, 2017 of their Intent of Candidacy for the Board of Directors, by default there will be no election and the individuals will automatically serve on the Board for a period of two years, no ballot will be sent.

Committee Reports: Karen Knowles presented the Event Committee report. See Meeting Minute Attachment.

Old Business:

Mezzanine and Parking Garage Repair: The contract for the Mezzanine and parking deck / garage repair has received. Wording in the contract allows for the Mezzanine repair to be completed first. The Mezzanine portion will be paid from existing funds. The parking deck renovation assessment is still being calculated. A vote will likely take place in December's meeting. The Mezzanine repair will start in the middle of November. The exact nature of total repair needed should be revealed once the foundation has been exposed.

Spectrum Bulk Package: Ron Ashton stated that we will not continue with Spectrum's Bulk Package going forward due to poor quality performance, increasing rates and Spectrum's requirement to sign a five-year contract with increases each year.

Casey McDevitt made a motion to opt out of the Bulk contract with Spectrum effective January 31, 2018. Tom Knowles seconded. All voted in favor.

New Business: Board meeting start time. A owner had suggested that Board meeting starting times fluctuate from month to month between 6:00 and 7:00 pm. After a brief discussion it was determined that alternating times would be too confusing. Casey made a motion to leave starting time at 6:00. Tom Knowles seconded. All voted in favor.

2018 Proposed Budget: Copies of the budget were provided so residents can review and prepare questions for next month's meeting.

Open Forum: A resident inquired about having a designated smoking section around the pool deck general area. The old shuffleboard area was suggested with the possibility of using self-contained ash trays. Michelle was asked to look at Florida Statutes to see what existing smoking regulations warrant.

An owner described damage to the ceiling of their unit in the 02 stack. A question was raised on whether water intrusion during the storm might have not caused the damage. Ron Aston asked that our maintenance department investigate the damage to see if the exact cause could be determined.

Adjournment: With no other business brought to the floor. Tom Knowles moved to adjourn the meeting at 7:04 pm. Casey McDevitt seconded the motion. All voted in favor and the meeting was adjourned.

Respectfully submitted,

Alex Saucedo, Secretary

Approved: _____