

The Ocean Ritz of Daytona Beach Condominium Association
2900 N. Atlantic Avenue
Daytona Beach, Florida 32118
ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
December 6, 2017
Social Room 8:15 PM

Call to Order

Ron Ashton called the meeting to order at approximately 8:21 pm.

Establish Quorum - A quorum was established as follows:

Ron Ashton,	Present
Annie Ekstrom	Present
Alex Saucedo	Present
Van Vansleete	Present
Vacancy	

Board Organization:

After a brief discussion a motion was made, by _____, to appoint Ron Ashton as President, Van Vansleete as Vice President, Annie Ekstrom as Treasurer, Van Vansleete as Secretary, until the vacancy on the Board of Directors can be appointed, and Alex Saucedo, Director at large of the Association for the upcoming year. _____ seconded the motion. The motion called for a vote and all voted in favor.

Secretary's Report:

No report

Treasurer's Report:

No report

Manager's Report:

Michelle reported that repairs to the Mezzanine will start on Monday, December 11, 2017. The Mezzanine Phase will take approximately three months to complete. Parking will be available on the south side of the parking deck and the north-west half on the north side, of the parking deck during the Mezzanine repairs. Entry and exit ramps will be used as two-way traffic at certain times. Please use caution while entering and exiting the upper deck during renovations.

The North and South doors to the pool will be closed while the Mezzanine Deck is being repaired. Residents will need to use the emergency door in the social room for access to the pool. The alarm will be off during the renovation. The door must remain closed at all times. Just push/pull handle to open.

Dryer Vents: Owners who received a cease and desist letter, for dryer vent violation, have until December 15, 2017 to install a lint trap. A reinspection will take place for compliance the week of December 18th.

Hot Water Heaters: Owners with water heaters older than 10 years will be sent a letter. Water heaters should be replaced every 10 years according to Ocean Ritz rules. Owners will have 60 days to become compliant. Installation needs to be performed by a licensed and insured installer. Please notify the office of their plumbing contractor and scheduled date of installation. A copy of license and proof of insurance must be on file prior to start of work.

Committee Reports

Event Committee – No Report. Thank you for continuing to provide special events, throughout the year, for the residents of Ocean Ritz.

Décor Committee – No Report. Thank you for your efforts and support in beautifying Ocean Ritz.

Old Business

- There was no old business to discuss at this meeting.

New Business

- There was no new business to discuss at this meeting.

Adjournment

With no other business brought to the floor, _____ moved to adjourn the meeting at 8:28 pm. _____ second the motion. All voted in favor and the meeting was adjourned.

Respectfully submitted,

Alex Saucedo, Secretary

Approved: _____