

The Ocean Ritz of Daytona Beach Condominium Association
2900 N. Atlantic Avenue
Daytona Beach, Florida 32118
January 17, 2018
Social Room 6:00 PM

Call to Order Ron Ashton called the meeting to order at approximately 6:01 pm.

Establish Quorum - A quorum was established as follows:

President – Ron Ashton	Present
Vice President – Van Vansleete	Present
Secretary – Dallas Kelley	Present
Treasure – Annie Ekstrom	Present
Director at Large – Alex Saucedo	Present

First Order of Business: Ron Ashton announced the appointment of Dallas Kelley (unit 2103), to the Board of Director's, to fill the vacant position. Dallas will serve as Secretary of the Board.

Secretary's Report: Presented by Annie Ekstrom

Review of the November 15, 2017 meeting minutes. Annie Ekstrom made a motion to accept the meeting minutes for November 15, 2017. Van Vansleete seconded the motion. All members in favor to accept the minutes.

Treasurer's Report: Presented by Annie Ekstrom.

Annie Ekstrom moved to account for \$24,500.00 paid from reserves to operating as a reserve expense. Van Vansleete second the motion. All in favor motion carried

As of August 2017. See attached.

Cash on Hand:	\$641,131.66
Available Cash on Hand:	\$464,205.89
Reserves:	\$598,397.91
Earmarked Funds:	\$148,501.30
• Mezzanine (\$97,259)	
• Beach Stairs (16,722)	
• Parking Deck Fence (\$28K)	
• Generator (\$6,520.30)	
August Reserve Available Balance:	\$449,896.61
Operating Ending Balance	\$42,733.75
EF (Generator)	\$25,399.47
EF (ATT Comm)	\$3,025.00
Aug Operating Available Balance	\$14,309.28

Van Vansleete 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 – See attached.

Washing of Balconies-Washing of balconies for September is scheduled for Saturday, January 27, 2018 between the hours of 10:00 am – 12:00 pm. Only buckets of water and a mild detergents can be used (NO CHEMICALS)

Committee Reports: Décor Committee – Jackie McDevitt. See attached
Event Committee – Karen Knowles. No report

Old Business:

- **Mezzanine Deck:** Ron Ashton, Van Vansleete, and Michelle Rucker-Penland met with Chuck Hays, Keystone Engineering, and Rick Hagar, FHA, on Monday, January 15, 2017 to discuss the progress of the mezzanine deck renovation. Concrete repairs to the north, north/west, and south/west side of the building will start once density testing is complete with passing scores. Concrete repairs are expected to be completed at the beginning of February. Delivery of pavers is expected around the same time. Backfill will be installed and pavers laid. The expected completion of the mezzanine is early to mid-March. Once completed the upper deck renovations will start. See attached diagram of the concrete beam for the mezzanine area. Special Assessment, for upper deck renovation, to be determined and announced during the February 21, 2018 Board meeting.
- **Spectrum/AT&T update:** The board has extended the bulk cable service with Spectrum through February 28, 2018. Contact Spectrum's Customer Care at 1-855-222-0102 by February 28, 2018 to keep or cancel services. AT&T service is now available to residents, and tenants at Ocean Ritz. AT&T service representatives will be at Ocean Ritz on Friday, January 19, 2018 to provide information and set up services. Contact AT&T at the following numbers for information and/or to set up service connection. John Fondacaro, Port Orange office, 863-669-6183, Israel Bayona, Daytona Beach office, 386-341-7952, or Joe Antonelli, Daytona Beach office, 386-295-3245.
- **Line of Credit:** Annie Ekstrom moved to continue our Line of Credit, with Ameris Bank, throughout our renovation projects for a \$300.00 renew fee, per Michael Jackson, Loan Officer Ameris Bank. Van Vansleete second the motion. All in favor, motion carried.

New Business: See First Order of Business above.

Open Forum: Gayleen Sneed asked if owners would be allowed to hire Stuart Bush to do maintenance in their condo. Annie Ekstrom said he would have to be licensed and insured to be able to provide maintenance to owners.

Adjournment: With no other business brought to the floor. Annie Ekstrom moved to adjourn the meeting at 6:30 pm. Van Vansleete seconded the motion. All voted in favor and the meeting was adjourned.

Respectfully submitted,

Dallas Kelley, Secretary

Approved: _____

**Prepared by Michelle Rucker-Penland, for Dallas Kelley.