

The Ocean Ritz of Daytona Beach Condominium Association
2900 N. Atlantic Avenue
Daytona Beach, Florida 32118
February 21 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

Secretary's Report: Presented by Dallas Kelley

Review of the January 1,7 2018 meeting minutes. Annie Ekstrom made a motion to accept the meeting minutes for January 17, 2018. Alex Saucedo seconded the motion. All members in favor to accept the minutes.

Treasurer's Report: Presented by Annie Ekstrom.

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

As of January 2018. See attached.

Cash on Hand: \$616,436.26

Available Cash on Hand: \$471,430.26

Reserves: \$599,889.77

Earmarked Funds: \$141,981.00

- Mezzanine (\$97,259)
- Beach Stairs (16,722)
- Parking Deck Fence (\$28K)

Jan Reserve Available Balance: \$457,908.77

Operating Ending Balance \$16,546.49

EF (ATT Comm) \$3,025.00

Jan Operating Available Balance \$13,521.49

Manager's Report: Michelle Rucker-Penland, Property Manager – See attached.

Washing of Balconies-Washing of balconies for Febuary is scheduled for Saturday, February 24, 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 – St. Patrick's Day sign up at front desk

Old Business:

- **Mezzanine Deck: See attached and Manager's Report**
- **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.

- **Special Assessment: See attached – Special Assessment payment sheet**
Annie Ekstrom made a motion to accept the proposed special assessments and \$400,000.00 in funds from reserves, for the Mezzanine Deck/Upper Parking Deck Renovations. Van Vansleete seconded the motion. All members voted in favor. ***
Special Assessment is due on April 7, 2018, unless arrangements are made with the manager’s office for the four (4) month payment plan by March 14, 2018.

New Business:

- **New Bank Account:** The Suntrust Bank reserve account was closed and a new reserve account opened at Centerstate Bank.

Open Forum: Questions: 1). Will mezzanine be sealed? Michelle will check with FHA & Keystone. 2) Can we revisit the installation of pavers on ramps? If demolish or the ramps is necessary, we may find it’s less expensive to install paver compared to re-pouring concrete. 3) Do we feel safe using \$400,000 out of reserves? Process was explained by Ron and Annie. 4) Is AT&T service comparable to Spectrum? Van, Yes. It is tailored to individual needs.

Adjournment: With no other business brought to the floor. Van Vansleete moved to adjourn the meeting at 6:45 pm. Alex Saucedo seconded the motion. All voted in favor and the meeting was adjourned.

Respectfully submitted,

Dallas Kelley, Secretary

Approved:_____