

The Ocean Ritz of Daytona Beach Condominium Association
2900 N. Atlantic Avenue
Daytona Beach, Florida 32118
April 18, 2018
Social Room 6:00 PM

Call to Order: Annie Ekstrom called the meeting to order at approximately 6:04 pm.

Establish Quorum - A quorum was established as follows:

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

Secretary's Report: Presented by Dallas Kelley

Review of the Febuary 21, 2018 meeting minutes. Alex Saucedo made a motion to accept the meeting minutes for Febuary 21, 2018. Annie Ekstrom seconded the motion. All members in favor to accept the minutes.

Treasurer's Report: Presented by Annie Ekstrom.

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

As of March 2018. See attached.

Cash on Hand:	\$597,264.89
Available Cash on Hand:	\$491,558.89
Reserves:	\$569,369.26
Earmarked Funds:	\$93,606.00
• Mezzanine [\$48,884.00]	
• Beach Stairs {\$16,722.00]	
• Parking Deck Fence (\$28K)	
March Reserve Available Balance:	\$475,763.26
Operating Ending Balance	\$27,895.63
EF (ATT Comm)	\$12,100.00
March Operating Available Balance	\$15,795.63

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

Committee Reports: Décor Committee – Jackie McDevitt. Herb garden started
Event Committee – Karen Knowles. No report

Old Business:

- **Mezzanine&Parking Deck Renovations: See attached and Manager's Report**
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New Business:

Garbage Disposal:Grease build up causes clogs in unit 105. Clean out has been installed. It is to be serviced once a month. A clean out was the only option offered by the plumbers. We need to generate a list of suggestions that will help alleviate the problem.

Emergency Calls- After Hours: Should only be for true emergencies. Being locked out is not. Use cell phone at front entryway or make other arrangements for a key

Treatment of Staff:Michelle is responsible for directing the staff in their responsibilities. Owners should not use them to do private work or order them around.

Grill Area: Grills are not being cleaned or covered, which allows the sprinklers to soak them at night. It is being left for the staff and it is not their job.

Complaints:

Washing of balconies: There has been complaints. Since it was a trial and invaded others' privacy, the board has a duty to discontinue the practice. Refer to Michelle's suggestions as to how to proceed with balcony cleaning.

Sinage and notices: The owners of 1801 have complained about an excessive amount of postings everywhere: elevators, doors, and bulletin boards. There should be one central point for all communication. As explained by Annie, it is a valid point, and as suggested, we will begin centralizing communications to the bulletin boards on the lobby and basement levels. Of course, emergency communications will be posted when and where necessary. Going forward, all pertinent condo information will ALWAYS be posted on the bulletin boards on the lobby and basement levels. In addition, these notices will also be available on the new website that is coming shortly.

Smoking and nonsmoking areas: Two complaints were filed on the same issue around the pool area. See complaint forms. Also see response by Hans C. Wahl, Esq. concerning the banning of smoking in the state of Florida. Ash trays will be provided in certain suggested areas. Reasonable behavior should keep this from being a reoccurring problem.

Board of Directors: We have two pending resignations from the Ocean Ritz Board of Directors. Annie Ekstrom will assume the role of President along with treasurer duties. Dallas Kelley will serve as vice-president, as well as secretary, until other members can be found.

Open Forum: Damage to elevators need to be repaired. This is a Flores Hager problem. They will be contacted.

It was suggested that we look into buying landscaping plants that are salt resistant. That will be checked into.

Pest Control: There is an infestation of roaches in 1103 and another on the 14th floor. Bombs have been set off twice. Casey suggested a thorough cleaning should be done that would intrude in to all areas where they hide and reproduce. Ron inquired if any penalties has been assessed on the owner. A certified letter is being sent tasking him with the cost.

Decoration of elevator lobbies: complaint is that they are not tastefully done. Requested a survey be done.

Announcements: None

Adjournment: With no other business brought to the floor, Annie Ekstrom moved to adjourn the meeting at 7:10 pm. Alex Saucedo seconded the motion. All voted in favor.

Respectfully submitted,

Dallas Kelley, Secretary

Approved: _____