

The Ocean Ritz of Daytona Beach Condominium Association
2900 N. Atlantic Avenue
Daytona Beach, Florida 32118
May 16, 2018
Social Room 6:00 PM

Call to Order: Annie Ekstrom called the meeting to order at approximately 6:05 pm.

Establish Quorum - A quorum was established as follows:

| | |
|---|---------|
| President and Treasurer – Annie Ekstrom | Present |
| Vice President and Secretary– Dallas Kelley | Present |
| Director at Large—Alex Saucedo | Present |

Secretary's Report: Presented by Dallas Kelley

Review of the April 18, 2018 meeting minutes. Annie Ekstrom made a motion to accept the meeting minutes for April 18, 2018. Alex Saucedo 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: \$637,987.24

Available Cash on Hand: \$534,700.24

Reserves: \$574,702.54

Earmarked Funds: \$91,187.00

- Mezzanine [\$46,465]
- Beach Stairs {\$16,722.00}
- Parking Deck Fence (\$28K)

March Reserve Available Balance: \$483,515.54

Operating Ending Balance \$63,284.70

EF (ATT Comm) \$12,100.00

March Operating Available Balance \$51,184.70

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

Committee Reports: Décor Committee – Jackie McDevitt. May 19th event was a success. Herb garden has been moved.

Event Committee – Karen Knowles. No report

Old Business:

- **Mezzanine&Parking Deck Renovations: See attached and Manager's Report**
- **Ash Trays:** Three portable ash trays have been added to pool deck. Please feel free to move them to your seat. We ask that the smokers use those areas and help us eliminate problems.
- **Board of Directors:** Resignations have been received from Ron Ashton, President and Van Vansleete, Vice-president. They are effective immediately. We are ready to move forward.

New Business:

Summer Tips and Reminders: See handouts.

Insurance: We now have workers Comp with a different company. It will cover volunteers if they are injured while helping us. In addition, we had to get a new liability policy. This was due to an injury claim filed after hurricane Irma. We will also have to install coverings or grating for the drains along the north and south sides. The areas must also be lighted.

Open Forum:

Announcements:

1. Parking spaces limited. Everyone needs to help as much as they can.
2. 6 new umbrellas and 4 tables will be here Friday before Memorial Day. Help us take care of the umbrellas especially when the wind is bad.
3. There was an issue with the grills this past weekend. The valves were not turned off, grill surface was not cleaned and they were not covered, leaving them open to the weather. We need to take better care of them. They are expensive to replace.
4. State of Florida Special Needs Registry- Personal Survey Forms. See attachments. If you feel you need special assistance in the event of an emergency, please fill out and get back to Volusia County.
5. Know the people on your floor and what their needs are. Have a fire extinguisher on hand. Fire Marshall wants us to leave the alarms the way they are now. People should go to the stairwells. It is safer there and that is the way the first responders will enter.

Questions:

1. Are fobs water proof? **No**
2. Does the shirt and shoes rule apply to everyone? **Yes**
- 3 .Do all of the owners get a copy of the Managers report? **Yes**

4. If an owner does their own background check on a renter, are they required to provide a copy to the board? **NO. That is to protect yourself and the other owners. Michelle and Mary keep check on the rentals and leases as far as meeting requirements.**

5. Will we owe more money if the deck project takes more concrete than estimated? **There are no full guarantees. However, it is being monitored and reviewed. We will do a periodic line item analysis for tracking purposes.**

6. Can we have the exhaust fans turned off when concrete work is being done? **That causes a problem with vehicle fumes, but Michelle will check and see.**

7. Has landscaping said anything about replacing the two dead palms? **Those two palms are not dead, however, they are replacing the small one in the back.** 8. Is the deck project on schedule? **Yes.** 9. Do they work on Saturdays if they have rain days? **They can but they have not yet.** 10. What is the projected finish date? **Original timeline was 4-5 months. Still the same, we are about one month into the process. We are on schedule, time and budget wise.** 11. When the project is finished, can we have the basement cleaned? **Yes. That is part of the contract.**

Adjournment: With no other business brought to the floor, Annie Ekstrom moved to adjourn the meeting at 7:07pm. Dallas Kelley seconded the motion. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Dallas Kelley, Secretary

Approved _____