

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

**Call to Order: Annie Ekstrom** called the meeting to order at approximately 5:58 pm.

**Establish Quorum** - A quorum was established as follows:

President and Treasure- Annie Ekstrom	Present (video conference)]
Vice President and Secretary-Dallas Kelley	Present
Director at Large—Alex Saucedo	Present

**Secretary's Report:** Presented by Dallas Kelley

Review of the June 20, 2018 meeting minutes. Annie Ekstrom made a motion to accept the meeting minutes for June 20, 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 June 2018. See attached.

Cash on Hand:	\$497,561.21
Available Cash on Hand:	\$440,739.21
Earmarked Funds:	\$44,722.00
• Beach Stairs (\$16,722.00)	
• Parking Deck Fence (\$28K)	
June Reserve Available Balance:	\$400,514.17
Operating Ending Balance	\$52,325.04
EF (ATT Comm)	\$12,100.00
June Operating Available Balance	\$40,225.04

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

**Committee Reports: None**

**Old Business:**

- Mezzanine&Parking Deck Renovations: See attached Management Report and Material On updated Projection Report #1 6-29-2018

**New Business:**

- **Board of Director Appointment:** It was moved by Annie Ekstrom that Bob Wolfe (#1601) be appointed to the Ocean Ritz Board of Directors and seconded by Alex Saucedo. All voted in favor.

- **Roof:** Paradise Construction Enterprises was hired in 2016 to re-coat the roof. They provided Certificate of Insurance, License, and all references checked out. The contract came with a 10-year personal warranty, with inspection twice a year for the period of the warranty. During one, of the many, afternoon storms the manager's office was notified of a leak in a unit on the 21<sup>st</sup> floor. After inspection of the roof it's apparent the product used in the coating is not holding up with cracks evident upon inspection. We attempted to contact the number on file, for the contractor, with no response. After several attempts a main number was located for the company. The owner claims to have no knowledge of work done on our property and denied knowing the representative, Dan Tennis, who provided the contract and supervised the work. The representative appears to not be a valid contractor with Paradise Construction Enterprises. However, Mr. Tennis supplied a copy of the active business license and Certificate of liability and worker's comp insurance for Paradise Construction Enterprises with the owner, Dove Furer and Ocean Ritz listed as the certificate holder. Michelle contacted our attorney and insurance company to see what path to follow. Because we have the Certificate of Insurance with the company name, owner's name and policy number, plus we're listed as the certificate holder, both parties indicated it's the owner and his responsibility regardless of the representative and told us to contact the insurance agent, or carrier, listed on the certificate to file a claim. We're in the beginning stages of this process. We'll keep you posted. We 're getting new estimates for the repairs.

**Adjournment:** With no other business brought to the floor, Annie Ekstrom moved to adjourn the meeting at 6:29 pm. Dallas Kelley seconded the motion. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Dallas

Kelley, Secretary

Approved \_\_\_\_\_