

The Ocean Ritz of Daytona Beach Condominium Association
2900 N. Atlantic Avenue
Daytona Beach, Florida 32118
Wed. June 21, 2017
Social Room 6:00 PM

Call to Order Casey McDevitt called the meeting to order at approximately 6:00 pm.

Establish Quorum - A quorum was established as follows:

President – Ron Ashton	Absent
Vice President – Casey McDevitt	Present
Secretary – Alex Saucedo	Present
Treasure – Annie Ekstrom	Present
Director at Large – Tom Knowles	Present

Secretary's Report: Alex Saucedo

Review of the May 17, 2017 meeting minutes.

Tom Knowles moved to accept the meeting minutes for May 17, 2017. Motion was seconded by Annie Ekstrom Members in favor all to accept the minutes

Treasurer's Report: Annie Ekstrom

As of May 2017. See attached.

Cash on hand: \$627,634.95

Reserves: \$580,040.43

Earmarked Funds: \$148,501.30

- Mezzanine (\$97,259)
- Beach Stairs (\$16,722)
- Parking Deck Fence (\$28,000)
- Generator (\$6,520.30)

May Reserve Available Balance \$451,539.13

Operating: Ending Balance \$47,594.52

Earmarked Funds Generator \$25,399.47

May Operating Available Balance \$22,195.05

Tom Knowles moved to accept the treasurer's report and Alex Saucedo seconded the motion.

Manager's Report: Michelle Rucker-Penland, Property Manager

- **Events Committee** – In Maria Duvall's absence, Jackie McDevitt reported that there will not be any other events this summer. The hope is to have the next event in the fall if a plan can be designed for more people to participate in the planning and implementation of events.
- The Summer Family Picnic on Saturday, June 10th was a big success. Approximately 50 people attended the event. A big thank you to Jackie McDevitt for organizing the event, Pam Vincent for helping with the games, and Casey McDevitt and Rich Vincent for cooking the burgers and hot dogs.
- **Building Décor Committee** – Jackie McDevitt reports that the lobby will have a fresh and new appearance in the next week or so as the new furniture and furnishings should arrive. The next Building Décor Committee meeting will be in the fall. Anyone interested in participating and bringing ideas to the meeting is always encouraged to attend.

Old Business: Irrigation proposal. At last month's meeting, we were presented with some proposals for redoing the irrigation system. The bids ranged from \$1400.00 for head replacement only to \$14,000 for complete system replacement. Michelle was asked by the Board to provide the contractor with further direction on what needed to be repaired on our current system. Leafy Landscapes returned with an estimate of \$3995.00. **A motion was made by Alex Saucedo to accept the bid for \$3,995.00. Tom Knowles seconded the motion. All members voted in favor.**

Access /Entry system to garage: Further discussion was made regarding replacing the key fob system with a new card system that makes entry more convenient due to the cards ability to be read without the need for one's car window to be opened. While the system appears to be very favorable and rather inexpensive, a motion was made by the board to table the issue until more is known about the system options and after the concrete repair has been completed later this year.

Upper Deck / Parking Garage Repair: Casey McDevitt met with Flores – Hager in an effort to further reduce the overall cost. While the concrete cost is very favorable, the cost of pavers for the entry and exit ramps is still high. Further discussion on the best type of covering for the mezzanine will continue. The option of sub-contracting some of the work will also be explored going forward. Casey has work diligently to reduce the overall cost by an additional \$200,000 since the last bid.

Open Forum – A schedule and possible methods on when and how to allow residents to clean their balcony will be further discussed in the near future. The annual pressure washing to fulfill the concrete warranty requirement will begin soon.

A resident suggested that a building tour of the Ocean Ritz be arranged so residents can become more familiar with the building and how it operates. Michelle was asked to put a plan together for how to best coordinate this.

Several residents mentioned they have seen an increase in various types' bugs in the building. Michelle will follow up with the pest control company so they can properly treat and eliminate the problem. Residents can also call our buildings pest control company if problems persist in their individual units. Please see Mary at the front desk for contact information.

Adjournment - With no other business brought to the floor, Tom Knowles moved to adjourn the meeting at 6:55. This motion was seconded by Alex Saucedo. All voted in favor and the meeting was adjourned.

Respectfully submitted,

Alex Saucedo, Secretary

Approved: _____