

The Ocean Ritz of Daytona Beach
Condominium Association

2900 N. Atlantic Avenue
Daytona Beach, Florida 32118
May 17, 2017
Social Room 6:00 PM

Call to Order Ron Ashton called the meeting to order at approximately 6:00 pm.

Establish Quorum - A quorum was established as follows:

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

Secretary's Report: Alex Saucedo

Review of the March 16, 2017 meeting minutes.

Casey McDevitt moved to accept the meeting minutes for March 15, 2017. Motion was seconded by Annie Ekstrom Members in favor all to accept the minutes

Treasurer's Report: Annie Ekstrom

As of April, 2017. See attached.

Cash on hand: \$632,383.69

Reserves: \$279,356.88

Operating: \$68,068.74

Casey McDevitt moved to accept the treasurer's report and Alex Saucedo seconded the motion. All in favor.

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

- **Events Committee** -Jackie McDevitt presented a report from the last meeting. See reports attached.
- The Rock n' Roll social event was a big success and provided an opportunity to bid farewell to a lot of the snowbirds before they left to head north.
- There will be a Summer Family Picnic on Saturday, June 10th at 3:00 pm. Hamburgers, Hot Dogs and Veggie Burgers will be provided at a charge of \$3.00 per person – children 6 and under are free. All attending are asked to bring an appetizer, salad, or dessert to share as well as their own drinks. There will be games for the children and a 50/50 raffle for the adults. A sign-up sheet will be placed at the front desk from May 25th through the cutoff date of June the 6th.
- The Butterfly Garden started out front has already attracted some Butterflies. A Community Herb Garden has also been started for all residents to enjoy...please be respectful and take small clippings only. A big thank you was extended to Michelle for her assistance in these projects.

- Building Décor Committee – Jackie McDevitt presented a report from the last meeting. Jackie met with Ron and Michelle to discuss new furniture for the front lobby. Future Building Décor designs will be discussed in the fall. Any ideas for future projects can be shared with Jackie McDevitt, Chairperson. Anyone interested in joining the committee would be very welcomed to do so.

Old Business:

AT&T/Spectrum: An AT&T Sales representatives presented the Board with a comprehensive plan that focused on the opportunity for the Ocean Ritz to greatly improve the quality of service offered to its residents. Detailed information, explaining the benefits and capabilities of Fiber Optic technology was also discussed. A Q&A followed where questions concerning installation procedures for the building as well as individual units was discussed. An agreement between both parties would only grant AT&T access to the building. This would allow residents a choice to continue service with Spectrum or change their TV, phone and internet service to AT&T.

Spectrum's proposal to rewire the building, using RG-6 coax cable (not fiber optic), will only be done once a new five (5) year contract for bulk service, with a 5% annual increase, is signed. Currently the Association doesn't have a contract with Spectrum, the service is on a month to month basis.

A motion was made by Casey McDevitt to grant AT&T access to Ocean Ritz property for installation of Fiber Optics to make service available by AT&T for TV, Phone and Internet services. Annie Ekstrom second the motion. All in favor, motion carried.

Upper Deck / Parking Garage Repair: The following three qualifying bids were acquired for needed repairs as requested by residents in attendance at a previous Board meeting.

- Southeast Restoration \$1,440,927.00
- Flores -Hager & Assoc. \$1,291,543.00
- A.A.T. Restoration \$1,829,606.00

Note: Flores – Hager bid was adjusted to \$997,775.00 after items were removed, including fence installation and Mezzanine Deck. Adjustments were also made after Ron, Casey and Chuck Hays from Keystone Engineering questioned the amount of materials and pricing of concrete quoted.

Casey McDevitt made a motion that the Board will continue to pursue the reduced contract with Flores – Hager on repair of the deck. Annie Ekstrom seconded. All voted in Favor

New Business:

- The Decor Committee has been working with the Board and Management to come up with several proposals for a new lobby design. A Coastal Design was selected to present to the Board. This design includes a sofa, 2 chairs, 2 end tables, an area rug, 3 wall paintings and a ceiling fan.

Casey McDevitt made a motion to accept the Tropicasual Furniture proposal at a cost of \$5,629.29, Alex Saucedo seconded it. All voted in favor.

- **Irrigation:** The Irrigation system is old and in need of an overhaul. Some of the original PVC used has become brittle causing underground leaks. These leaks lower the water pressure preventing some areas from watering thoroughly resulting in dry areas. Michelle has provided the board with two quotes for both repair and replacement of the irrigation system to review.

Open Forum – Nothing to report

Adjournment - With no other business brought to the floor, Casey McDevitt moved to adjourn the meeting at 7:30. This motion was seconded by Alex Saucedo. All voted in favor and the meeting was adjourned.

Respectfully submitted,

Approved: _____

Alex Saucedo, Secretary