

Board Meeting – Nov 5, 2017

Nov 5, 2017 @ 4pm via phone/skype

Present: Tim, Leon, Margaret, Steve, Rick, Henry, Terry, Tammy

Oceanside Maintenance Project

Steve, Margaret, and Tammy provided updates and further information about the status of the project. The building is in much needed repair as the stud framework continues to show significant deterioration in the 5 stack.

All balconies and closets were inspected in the past 2 weeks. Owners with Tile or stamped concrete have been contacted concerning removal. Several owners have stated that their balcony was done “the right way” and have pushed back on the idea of tile removal. DR Moore has noted that on at least one of the balconies that the ceiling beneath it shows indications of damage.

Steve has worked with DR Moore on going over the project and trying to determine a more accurate estimate since the revelation of how bad the repairs are needed. A figure of \$455,000 looks to be the maximum amount that would be needed for repairs. Steve suggested that we amend the contract to a guaranteed maximum of this amount with a split of savings between DR Moore and WP1. The consensus of the Board seemed to favor this approach. Steve will be working with DR Moore on this approach.

It was brought up during the HOA meeting that an assessment would most likely be needed. A dollar figure of \$3000 was mentioned at that time. Tim went through the financials of tapping the reserves and current income and obligations. Bare minimum from each unit would be approximately \$2200. Board considered and debated assessment levels of 2500 and 3000 per unit.

Motion: An assessment of a total of \$3000 per unit for the purposes of funding this project be implemented with \$1500 due by February 1, 2018 and another \$1500 due by March 1, 2018 with the normal late fees in place. Margaret made this motion with a second by Leon; this **passed** unanimously.

Tim will draft a communication to go out to the ownership ASAP. The crabby chronicle will also be leveraged to get additional information out with pictures.

Pool Heater

In the September BoD meeting, a motion was passed to spend up to \$48,000 on a HVAC system for the indoor pool area. In light of the demands on funding for the Oceanside Maintenance Project, this needs to be adjusted.

Motion: The purchase of a Heating system for the Indoor Pool is now not to exceed \$12,000. Tim made the motion with a second by Leon; this **passed** unanimously.

Other Topics

Rules

Rules have been updated and will be posted online and sent out via Crabby Chronicle.

Online Storage

Rick reported that a FREE One Drive account can provide 5GB of storage space with the option to expand up to 50GB for \$1.99/month if needed. Rick will get a link to other BoD members for read/write access and another link for read access.

Cable TV

A representative from Spectrum contacted WP1 about inspecting cable TV lines. Spectrum will come out to test the signal capabilities of the existing cable. At this time, owners are asked to NOT pickup boxes as rewiring may be needed. Margaret will work up a note for the newsletter.

Maintenance Tasks

MPM was tasked with providing a maintenance plan for long term & short term items. Daily, quarterly, & yearly tasks with monthly follow up report