

Board Meeting – Nov 18, 2017

Nov 18, 2017 @ 4pm via phone/skype - adjourned at 5:40pm
Present: Tim, Leon, Margaret, Steve, Rick, Henry, Terry, Tammy

Minutes from Nov 5th

Approved by all.

Oceanside Maintenance Project

Steve met with DR Moore on Nov 18. Discussed Contract and Timeline. Coordination of efforts is key in moving this forward. 3rd Stage is now in place with some restrictions on cost sharing. Target date is now May 1, 2018 for completion. Payment draw schedule and work completion schedule now in place. As additional items are found for repair, DR Moore will communicate with Steve so that we can keep on top of the project costs. Only oceanside walls are being worked on.

Discussion also took place on scheduled building maintenance and big ticket items. This is part of our guiding principles.

All agreed on contract revisions spearheaded by Steve. Steve will craft a letter to owners about the contract and situation.

Several holes in the chimney smokestacks have been identified. We need to get word out to owners to NOT USE WOOD BURNING FIREPLACES until further notice.

Margaret made a motion to send a letter out to owners about not using wood burning fireplace due to safety and maintenance concerns. The fireplaces will be secured by a lock to be purchased by the HOA. Leon Seconded. Rick, Steve, Tim voted yes. **Motion passed.**

Discussion was also held around removing chimney stacks. At this time, no action will be taken as our reserves are being hit hard.

Margaret motioned to transfer funds from Virtus for the next draw due on Dec 1, 2017. Tim seconded. Rick, Leon, and Steve voted Yes. **Motion passed.**

Cash Flow Discussion

Tim led a discussion around cash flow over the next 6 months. No action needs to be taken at this time.

Pool Heater

Due to cash flow concerns, we have all agreed to postpone the heater until later in 2018.

HOA Dues Status

Invoices for 2018 and special assessment have been sent.

Balcony Furniture

It is owner responsibility to remove all furniture from the balcony and for storage of that furniture. Using common areas for furniture storage is not allowed.