1309 Ocean Condo Association

Owner's Meeting Minutes

4/24/2021

Virtual Meeting

1. Call to Order and Roll Call
   Bill Allen called the meeting to order at 10:30 AM. He thanked everyone for joining and asked Cole Hoagland to take a roll call of those in attendance. When this was completed Cole reported that there were 22 units represented forming a quorum so that we could conduct business.

2. President's Report
   Bill asked if there were any questions of the last Owners 'meeting minutes which were previously distributed. Hearing none he asked that they be approved. Karen Green made a motion to accept the meeting minutes as written, Rob Komorowski 2nd the motion and the meeting minutes were approved.
   Bill reported that, with the summer season rapidly approaching, preparations are underway to have the facility to be fully open for the weekend of 5/14-16/21. About 50% of the facility has been cleaned and the pool will be uncovered and the cleaning of it will begin, shortly. We will be using Eric for some painting this year and while we are not having an Owners' work weekend this year, he does have some owners who have volunteered to help bring out and setup the furniture for the commons areas, as well as, complete some other projects. He asked if any other owners are available for the weekend of 5/1/21 to help to please let Bill know.

3. Treasurer's report
   Carlos Cabrera presented a detailed overview of the current finances of the Association including the Commons account, the reserve account, Money Market account and Credit card account.
   For 2021 Carlos presented a budget projection for the Association operations based on historical data and expected cost increases. His projections reflect a tight budget for 2021 with a shortfall of approximately $4,000. Based on the Association's reserves, he projected that a change in the Owner's association fees would not be necessary for 2021. Carlos forwarded his report to the owners which is also attached.

4. Furniture

   Cole announced that we have ordered a large table with 6 chairs and an umbrella for the 2nd floor sun deck and a replacement table and 4 chairs for the space near the office on the 1st floor. These will match the current furniture around the property and were expected to be delivered around Memorial Day.

5. Co- Op Report

   Monica provided an overview of the rental program. At this time we are planning to open the renal season on Friday, 5/14/21. She has been able to rent of the all of the available units for July and August. She reported this year we have a reduction in the # of units that will be available for rent, as well as, the # of weeks that each of the units will be rented. As such, we are expecting the income from the rental program will be significantly lower this year. This may have an impact our ability to cover operating cost of the program and the office operations and staffing.

   Monica asked if any of the owners were available to help clean and setup the commons rental units for them to please let her know.

   Monica stated that, as with so many other businesses, she is having a difficult time hiring staff for the office and housekeeping positions. As a result of this and the lower income of the rental program she is expecting a reduction in the # of hours that the office will be open and staffed in comparison to previous years.

   Monica said that she would have a separate meeting with the owners who will be renting this year to make sure everyone has their units ready for the rental season. Also, she would be inspecting each of the units available for rent at the start of the season to make sure all things are in order for the first renter of the unit.

   There was a discussion of the shortage of parking spaces and the impact to the rental program and owners. Monica reported the Association has purchased 2 street parking passes for the year to help address some of these issues. Also, the concern was raise that the handicap ramp near the bike racks sometimes is blocked due to trucks backing in to the spaces and blocking the path. The office staff will need to be made aware of this when it happens so this can be addressed.

   Monica reviewed the process we are using for rental payments this year including that we are now able to accept payments thru an account we have established with Venmo.

8. Pet Rule #22:

Bill had received requests for a vote to change the current pet rule which would allow for owners to bring their pets at any time of the year. After a discussion for and against this matter the owners took an electronic vote which resulted in this measure being turned down by a vote of 43% for the change and 57% against the rule change.

As such the Pet rule #22 will remain in place with no pets on the property from May 1 to September 30 each year.

9. Future use of the Game Room space:

Bill reviewed that he has received requests to consider various different uses of the space that is currently our Game Room. These include:

A. Keep in present game room configuration
B. Change to a combined Game room and social gathering room
C. Change to a social gathering room
D. Charge to a storage facility

After a discussion the owners electronical voted with the following results:

A. 35%
B. 40%
C. 10%
D. 15%

Following this Monica agreed to form and chair a committee of the owners to review these options and report back to the Board of the group's findings and recommendations.

10. Board Seat vote:

Bill announced that due to the starting up of a new Board and so many issues to deal with that he missed that we were to have a vote for Cole's Board seat this year. He has asked Cole if he would be agree to stay on the board until the next owners' in October at which time we would could go thru the proper voting protocol for voting for a board seat. Cole has agreed to do this. Bill ask the owners if they would be acceptable to this or should we go thru the proper voting procedures which will take about 2 months to follow all the necessary step which could result in a vote being taken in late June or early July. The owners took an electronic vote and the results were to hold this election at the next Owners' meeting in October.

New Business:

Monica asked that everyone be mindful of the others on the property and at night please make every attempt to keep the noise down especially as more people will soon becoming it the property and the start of rental season.

Questions were raised as to how we can add storage to the property and the possible use of the space behind the office area. This area is the storage space for all of the Association items including all furniture from the pool area and common sundecks and is completely filed when these items are in there for the winter. Monica agreed to chair a committee to review options for the possible addition of storage space for the owners.

Old Business:

A question was raised regarding the positive vote to change the Master Deed to not allow rentals during the non-rental season. Bill acknowledged that this document has been completed and signed with the Association lawyer and properly recorded as required.

With no added business the meeting was adjourned at 12:45 PM

Respectfully submitted

Cole Hoagland

Board Secretary