1309 Ocean Condo Association

Owner's Meeting Minutes

10/18/2020

Virtual Meeting

1. Call to Order

Karen Green called the meeting to order at 10:05 am. She welcomed everybody to the meeting and thanked them for their participation. She then discussed how we would precede taking roll call and the Master Deed Amendment vote. She read the Master Deed to everyone in attendance and then asked if there were any questions. Following this, there was a lengthy series of questions and comments from owners both for and against the amendment with concerns related to how the amendment was developed as well as concerns related to, if winter rentals were permitted, the added liability the organization would need to address.

2. Roll Call & amendment Voting

After addressing these questions, Karen then moved for a roll call and a vote on the Amendment, which Cole took. There were 23 owners in attendance.

3. President's Report

Karen discussed that Joe and Nina were retiring from the Royal Sands after many years of service. She thanked them for those years of service and wished them well in their retirement.

b. COVID Virus.

Karen discussed the COVID Virus outbreak and the changes that were needed at the Royal Sands during this past year to address this illness and the impact this has caused for everyone in our country.

c. Nomination

Karen discussed the nomination process of this year and that we had six owners originally nominated. Ultimately, Mary Duffy withdrew from consideration because of personal reasons. She thanked the many owners for seeking election to the Board to help bring new ideas to the Association.

d. Suggestion Letter

Karen then discussed a letter she had received from one of the office staff employees, which outlined a number of suggestions regarding the operations and upkeep of the Royal Sands. One area, in specific, was the purchase of an ADD device that could be used in case of a cardiac emergency. She is suggesting consideration and pricing of this by the new Board.

e. Pets/Service Animals

Karen reviewed the Rules of when pets are not permitted on the property. She also discussed various inquiries related to "service animals" and suggested that this be an item for the new Board to address.

f. Internet

Karen reminded everyone that the internet service was being reduced to basic service just as we had done last year, as a cost savings for the Association, and will remain that way until the Spring.

4. Treasurer Report

Blasé provided a review of his previously distributed report.

Blasé requested that the new Board, as part of their first meeting, select a new Treasurer as his replacement, due to his pending resignation, so that he could begin working with that person to transition responsibilities of this position and also transfer accounts to that individual at the bank.

5. Co-op Report

Rick provided a review of his previously distributed Co-op Report.

Rick also provided a number of comments regarding what the new Board will need to think of as they look to the 2021 Season and offered his assistance to the Board to create a smooth transition of this position.

6. Voting Results

Cole thanked all the nominees who participated in this year's election process and announced the two new Board members would be Monica Marchetti-Brock, and Bill Allen.

Cole announced that the vote tally to the amendment to the Master Deed prohibiting winter rentals was 75% in favor of the Amendment, resulting in the Association members approving this amendment to the Master Deed.

Final Words

Karen Green thanked everyone for attending and said that “it had been an honor and a privilege to have been on the Board of the Association and to serve as its President”. She thanked everybody for their help and support during these trying times. She wished good luck to the new Board members as they assume their new roles and hoped everyone would stay well during the COVID outbreak.

Meeting was adjourned at 11:30 AM.

Respectively submitted,

Cole T. Hoagland

Association Board Secretary