

45 OCEAN CONDOMINIUM ASSOCIATION, Inc.
SPECIAL MEETING OF THE BOARD OF DIRECTORS

DATE: August 24th, 2017

CALL TO ORDER: Meeting commenced at 7:00pm

ROLL CALL: PRESENT: Jim Karabec, President; Bob Swade, Director; Warren Mamberg, Assistant Vice President; Mike Carpinello (by phone), Treasurer; Teri Sasse, Secretary; Jimmy Murphy, Director; Paul Petrulakis, VP (by phone); Virginia Bradford, Director; Julie Bower, Director.

MANAGER: Ken Hurst

President Jim Karabec called the Board Meeting to order at 7:00pm

Proof of Notice of proper posting of the meeting was submitted by manager Ken Hurst

Minutes approved from May 1st meeting. Warren M. motion to approve minutes and Bob S. seconded motion. All in favor.

Minutes approved from March 23rd meeting. Bob S. made motion to approve minutes and Warren M. seconded motion. All in favor.

Certain concrete work requires permits which were not anticipated. Once permits are received, work will commence on those areas. Other major concrete work has been completed.

Sealing of Driveway can only be done one side at a time. Two bids received one for \$3500.00 and one for \$3400.00.

Firedoors- Jim found out that plexiglass can be used in the firedoors.

Redecorating committee (Teri, Gail P., Barbara S. Brown, Mitzi K., Sue G.) gave an update on what is needed to complete redecoration of the lobbies and individual floors. Teri requested a budget of \$9500 to complete redecoration. Teri made a motion to approve budget of \$9500.00 and motion seconded by Jim K. Approved unanimously by board.

Decorating committee encouraged unit owners to discuss what they would like to have on their floor and to communicate with decorating committee

Jim discussed the need to hire a second full time person to help clean the building at an approximate cost of \$32,000 per year. The board discussed the option of hiring a part time person versus a full time person. Motion to approve hiring a part time person made by Warren M., motion seconded by Jimmy M. Motion approved by a 5 to 4 vote.

Jim reviewed changes to employee manual with all board members. Recommendation made for employees to be able to carry over only 1 week of vacation time. In regards to sick time, if an employee is terminated the employee is not entitled to 50% pay for unused sick time. Jim made a motion to approve the changes and Virginia seconded the motion. Board approved unanimously.

Jim reviewed changes to 45 Ocean House Regulations. These changes will be reviewed and updated in the documents. Document will be dispersed among board members with updated changes. Changes will be voted on at next meeting.

DirectTV contract is still with the attorneys and under review.

We have still not heard from the town of Highland Beach as to whether the crosswalk has been approved.

Tiling of lower parking lobbies- Building 1 will be completed soon and they will begin tiling building two.

Visitor management system is up and running. All cars entered receive printed passes after showing identification. We will be installing a camera for license plate viewing.

At 8:55pm a motion was made by Bob S. to adjourn meeting and seconded by Teri S. All in favor of motion.