

45 OCEAN CONDOMINIUM ASSOCIATION, Inc.

MEETING OF UNIT OWNERS AND THE BOARD OF DIRECTORS

DATE: March, 23, 2017

CALL TO ORDER: Meeting called to order by Jim Karabec and commenced at 7:00pm

ROLL CALL: PRESENT: Jim Karabec, President; Bob Swade, Vice President; Warren Mamberg, Assistant Vice President; Mike Carpinello, Treasurer; Teri Sasse, Secretary; Paul Petrulakis, Barbara Seelig Brown, Jimmy Murphy, Virginia Bradford

MANAGER: Ken Hurst

Proof of Notice was given to Ken Hurst and properly delivered to unit owners and election ballots were sent to all unit owners by February 22, 2017.

Mike Carpinello made a motion to approve meeting minutes from December 8, 2016. Second motion made by Paul Petrulakis and carried unanimously

Teresa Caputo, Nick Bavaro and Angela Fraleigh were approved to count ballots for election of 4 board members. Motion moved for approval by Teri Sasse and seconded by Barbara Seelig Brown.

Jim Karabec presented the Presidents report on the status for the following list of projects:

Projects	Status
Security building renovation 16x7	Completed
Paved driveway	Completed
Dolphin at end of driveway	Completed
Christmas lighting by outside company	Completed
Window shades in security building	Completed
New outdoor furniture-tables, chairs, loungers and umbrellas	Completed
Monitors in security building	Completed
Concrete work	Will commence in Summer
Security building windows	Leave as is-no covering
Steel door replacement	In-progress
Seal coat driveway	Pending Spring/Summer 2017
Re-negotiate TV contract	In progress
45 Ocean Quarterly Newsletter	In progress
Carpet in lower lobby	Pending replacement with non-skid tile to comply with minimum design standards
Commercial icemaker	Voted on by board: No-6 and Yes-2
A1A Crosswalk	Pending town approval
Low Hedges along A!A roadside	To be evaluated
Reduction in animal fees	Voted that fees shall not be reduced
Addition of extra cameras for security	In progress-high resolution at entrance and exit, fitness rooms

Patch holes in laundry rooms	In progress
Clean up or cover firehose outlets outside of building	In progress
Remodeling entrance lobbies	Board of Directors must approve changes
Sound proofing when adding washer and dryer into individual units	Add to requirements
Cleaning of property	Feedback from unit residents on how to improve cleaning. Evaluate whether another part time staffer needs to be hired
Use of Party rooms	Memo detailing use of party room for special events and holidays

Finances-

- Voted to keep Verizon money for future use. Motion made by Mike C and seconded by Paul P. Motion passed.
- Sale of condo unit will not be completed at this time, voted to keep for manager use. Motion by Mike C and seconded by Jimmy M. Motion passed.

Discussion of Board and Members

- Hours of operation for washer/dryer rooms need to be complied with.
- Pool chairs should be rinsed off and returned to pool room after use
- Only 2 units are currently for sale in building
- Currently we have 4 maintenance personnel on staff
- Use of elevators after hours for moving is prohibited
- Garbage rooms need to be kept clean; do your part and make sure that recyclables and trash are placed appropriately

Update on Negotiation of TV Contract

- Currently in first stage of negotiations
- Currently received 3 bids: Dish, Direct TV and Opticatel. Still no bid from Comcast

Counting completed on ballots and election report as follows:

- Warren Mamberg
- Jimmy Murphy
- Teri Sasse
- Julie Bower

Paul Petrulakis petitioned to be approved as 1st VP of Board. Motion made by Jimmy Murphy and seconded by Mike C. Motion passed.

Adjournment of meeting at 8:40pm. Mike C moved and Jimmy Murphy seconded. Motion passed.

