

Daytona Beach Ocean Towers, Inc.

BOARD OF DIRECTORS MEETING

Monday, February 26, 2018

Daytona Beach Ocean Towers, Inc. Board of Directors held a meeting on February 26, 2018 at the Daytona Beach Ocean Towers Clubhouse located at 2800 North Atlantic Ave., Daytona Beach, FL 32118. Notice of the meeting was duly posted on the Association property 48 hours in advance. Christina Honeycutt called the meeting to order at 5:03PM. A quorum of the board was established with roll call and Directors present: Christina Honeycutt (President), Peter Stavros (Secretary), Charlie Blake (Asst. Secretary), Shirley Ellsworth (Treasurer), and Allen Lampman (Asst. Treasurer). Bernie Swenson (1st Vice President) and Dave Aull (2nd Vice President) attended by phone conference. Ryan Boothby (Community Association Manager) represented Sentry Management, Inc.

Shirley Ellsworth moved to approve the minutes of the November 4, 2017 and November 11, 2017 meetings as written and previously distributed. Peter Stavros seconded the motion. Christina Honeycutt, Bernie Swenson, Dave Aull, Peter Stavros, Charlie Blake and Shirley Ellsworth approved. Allen Lampman voted no. The motion passed 6-1.

Shirley Ellsworth provided a Financial Report.

Ryan Boothby provided a Manager's Report.

Shirley Ellsworth made a motion to ratify the purchase of 3 new Speed Queen commercial washers with card readers. Moving forward when a machine breaks down it will not be repaired but will be replaced with a Speed Queen commercial washing machine from CSC Service Works and options will be investigated regarding selling the machines that are working. The proceeds will be used to purchase new equipment. 3 new dryers will be purchased to match the new washers and each month a least one new washer and dryer will be purchased. Peter Stavros seconded the motion and it was unanimously approved.

Shirley Ellsworth made a motion to ratify the purchase of a new commercial heater for the pool with a 2 year parts and workmanship warranty. Peter Stavros seconded the motion and it was unanimously approved.

Shirley Ellsworth made a motion to proceed with the bid of Safe-Key for the new Master Key. Peter Stavros seconded the motion and it was unanimously approved.

Shirley Ellsworth made a motion to approve the bid of Perry's Pump Service for the replacement of the controllers with the money to be taken out of reserves.

Shirley Ellsworth made a motion to return the \$900 deposit of the rental unit #102. Peter Blake seconded the motion and it was unanimously approved.

Shirley Ellsworth made a motion that the Board put unit #102 up for sale. Peter Stavros seconded the motion and it was unanimously approved.

Shirley Ellsworth made a motion that the Board renew the lease of unit #5 with a price increase of \$325 and that all assessments and taxes will be charged to the renter as part of the lease. Allen Lampman seconded the motion and it was unanimously approved.

Shirley Ellsworth made a motion that unit #11 be used for short term storage for those that are being affected by the concrete restoration. The space would be used for balcony furniture only and would be on a first come, first served basis, with the owner accepting the risk. The cost would be \$25 per month, and the owner would have to see management for a spot and to log the items being stored. When that portion of the project is done, the owner would be expected to remove their furniture within 10 days. Peter Stavros seconded the motion and it was unanimously approved.

Shirley Ellsworth made a motion to ratify the representation agreement of Marlene Kirian for the Towers.

Shirley Ellsworth made a motion to that the Board move forward with the replacement of the hallway carpeting and that proxies be sent out to all of the homeowners regarding painting of the walls instead of wall paper. Charlie Blake seconded the motion and it was unanimously approved.

Shirley Ellsworth made a motion to use the \$118,000 in the Flood account for the repairs needed on the elevators as this is a safety issue. Peter Stavros seconded the motion and it was unanimously approved.

Shirley Ellsworth made a motion to adjourn the meeting at 7:45PM. Peter Stavros seconded the motion and it was unanimously approved.

Signed

Peter Stavros, Secretary Approved _____ Initialed _____ Date _____