

Ocean Winds Meeting Minutes

January 27, 2017

I. Call to order

Atlantic Community Assn. Management called to order the regular meeting of the Ocean Winds Annual Meeting at 7:00PM on January 27, 2017 at Atlantic Community Assn. Mgmt. & Accounting, 507 Herbert St. Ste C, Port Orange, FL 32129.

II. Proof of Notice

Atlantic Community Assn. Management, Renny, mailed all owners proof of notification and proxy via for this meeting. Renny from Atlantic management presented the mailed and posted notice and proxy.

A quorum was present with 21 owners represented in person or by proxy. Atlantic management requested volunteers to tabulate votes for the 2017 Ocean Winds Board of Directors election. Two volunteers, Carol and Gladis, tabulated the vote. The volunteers were not board members, board candidates, or family of board or candidates. The volunteers went into another room and tabulated the vote.

The results of the vote were as follows: Mary Anne Vitto, Jim Ashburn, Christine Snyder, Gary Miller, and Butch Daugherty. The attendee owners requested the actual vote's totals to be announce. Renny honored this request and announced the specific vote totals to the attendees per request.

Attendees

The following Board persons were present: Gary Miller, Christine Snyder, Mary Anne Vitto, Jim Ashburn, and Butch Daugherty. Atlantic Community Assn. Management members present Renny and Robin. Multiple owners and their family attendance present at the meeting.

III. Approval of minutes from last meeting

The board asked the owner attendees if the 2016 minutes needed read. There was no objection to accepting 2016 minutes without reading them. Gary made a motion to approve the 2016 meeting minutes. Butch seconded the motion.

IV. Presidents "State of the Association" report

Gary Miller presented the following information.

During 2016, a hurricane came through the Daytona Beach area. Ocean Winds sustained minimal damage. Last year's work to the secure areas on the roof assisted in limiting the damage. The main hurricane damage included fixing or replacing the large light, several porch lights, multiple soffits, garbage fences, exit lights, and stucco repair. The total of the repairs was \$1400.

There were no delinquent accounts at the end of 2016.

Butch made a motion to accept the president's State of the Association report. Christine seconded the motion.

- a) Treasurer's Report available to all attendees and Renny read the report aloud. The association was \$105 over the 2016 budget.
- b) Other business

The board voted to defer 2016 budget surplus to 2017. (There was no surplus.) The board asked the attendees if they had any questions or concerns regarding this vote. No questions presented from the owners. Mary Anne made a motion to roll surplus, if present to 2017. Jim seconded the motion.

In August 2016, there was a preliminary vote to change the condo documents and allow dogs. This vote was performed as result of the March 2016 pet committee preliminary informal polling. The pet committee indicated an unofficial verbal vote of 75% to proceed with having pet language drafted. Atlantic management sent out and collected a written vote on allowing dogs to change the documents. Twenty- three votes were returned with 12 yes for dogs and 11 no's against dogs. This written vote did not support the cost of having the attorney draft language for a vote to change the policy.

There was discussion on how to proceed with a dog policy. The written vote can be re-done in 2017 if the owners request. The board can enforce the current no dog policy for all new residents and" grandfather" the current units that have dogs. This grandfathering would not be extended to replacing a dog upon its demise. Renny will seek legal counsel on guidance.

This discussion became heated and aggressive. Renny stopped the discussion and pointed out that past practices are causing anger and frustration between the board and the owners. A peaceful, respectful living situation for all members' owners is needed. To achieve this peace, all individuals need to leave the past in the past and start fresh.

V. **New business**

Condo owners in attendance don't feel like their voice(s) are being heard and addressed by the board. The attendees were reminded that the current election and pet issues are direct ways their voices are involved in the policies at Ocean Winds. The result of the election and pet policy reflected all the owners' voice(s) and not just the attendees.

The owners brought up a concern about one election envelope. The outer envelope was opened and the owner was given envelope/vote back by the president of the association. The owner received this envelope in attempt to allow her to revote. This again was an attempt to make sure every person who voted was heard.

Renny stated that her staff member at Atlantic Management opened the outer envelope by mistake while opening the mail. The staff member did not compromise the inner vote envelope. The owners brought the concern to Renny's attention earlier this week by the one owner whose envelope was opened and two other owners. Renny sought legal counsel on the subject. Per legal counsel, the outer envelope is addressed to multiple individual and the inner envelope is the one that make the vote confidential and valid. There was no disruption of the inner envelope; therefore, the election continued as scheduled.

Any concerns that arise on the property needs written and sent to Atlantic Management for board review. This decreases the burden on the board while they are on site, and it provides the documentation for the board to address the specific concern(s).

Speeding in the parking lot

Vera Miller did an informal survey of cars that are coming through the parking lot. She wrote down make, model, and time the cars came through. This summer there were anywhere from 0-3 cars per day. Discussion indicated that this number is higher in the winter due to increase in non-local the winter population. Lois voiced that she also did a survey from her balcony and had a larger number, but this was not a written make, model, and time survey.

Renny looked into the options that included signage, gate, or speed bump. This will be discussed further in a board meeting.

VI. Adjournment

Nikki made a motion to adjourn the meeting at 8:09. Butch Daugherty seconded the motion.

Minutes submitted by: Christine Snyder

OCEAN WINDS, INC.
BOARD OF DIRECTOR'S ORGANIZATION MEETING
January 27, 2017

ROLL CALL: All members were present

CALL TO ORDER: 8:15 pm the meeting was called to order.

APPROVAL OF PREVIOUS BOARD MEETING MINUTES: The previous minutes were approved unanimously as prepared.

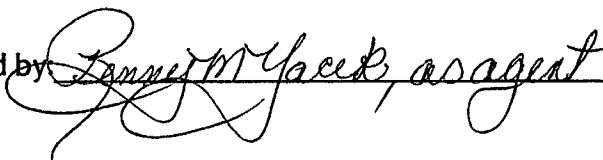
AS APPLICABLE MAKE APPOINTMENTS TO FILL VACANT SEATS ON THE BOARD: None

ELECT OFFICERS: It was agreed that Garry Miller serve as President, Butch Daughtery serve as Vice-President, Christine Snyder serve as Secretary, Mary Ann Vito serve as Treasurer and James Ashburn serve as Director without office.

RESOLUTIONS FOR BANK ACCOUNTS AND SIGNATURES (as needed): It was agreed that Garry Miller, Christine Snyder and James Ashburn will be signers on all association bank accounts and that Renny Yacek from management will sign on the operating account only.

ADJOURNMENT: 8:30 pm the meeting was adjourned.

Respectfully Submitted by

 *Renny M Yacek, as agent*