



**The Ormond Heritage**  
**CONDOMINIUM MANAGEMENT ASSOCIATION, INC.**  
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Web Site <http://ormondheritage.org/>

## **Notice of Interior Decorating and Ball Room Committee Meeting**

**Date of Meeting:** Tuesday, March 22, 2022

**Time of Meeting:** 2:00 PM

**Location of Meeting:** 2<sup>nd</sup> Floor Meeting Room

### **Agenda**

1. Call to Order
2. Proof of Notice
3. Roll Call
4. Approval of Minutes
  - a. February 8, 2022
5. Lobby and Ballroom
  - a. Décor Objects
  - b. Lobby Mirrors
  - c. Logo
6. Elevator Cab Updates
7. Atrium Planters
8. Further Recommendations and Objectives
9. Adjournment

All attendees are encouraged to maintain appropriate social distance  
and to wear a mask while at the meeting.

**Committee meetings are restricted to owners and board approved guests only.**



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# Minutes of February 8, 2022, joint Building & Grounds and Decorating & Ballroom Committee Meeting

## 1. Call to Order

The meeting was called to order by Ray Panknin, chair of both committees.

## 2. Proof of Notice

Notice of the meeting was given in accordance with statute and board direction.

## 3. Roll Call

A quorum of both committees (Building & Grounds (B&G): Ray Panknin, Chair; Mark Sacks; Richard Ryan; Jeremy Feedore)(Decorating & Ballroom (D&B): Ray Panknin, Chair; Jessie Schminke; Lois Berardi; Jim Geis) were present in person.

## 4. Approval of Minutes

### a. Building & Grounds, November 8, 2021

A motion was made by Richard Ryan, seconded by Jeremy Feedore, and approved unanimously the B&G committee to accept the November 8, 2021, meeting minutes as written.

### b. Decorating & Ballroom, January 13, 2022

A motion was made by Lois Berardi, seconded by Jessie Schminke, and approved unanimously by the D&B committee to accept the January 13, 2022, minutes as written.

## 5. Elevators Cab Renovation

The main purpose of this meeting was to allow the joint B&G and D&B committees to discuss the renovation of the elevator cab interiors. As there were several new members, the manager gave a history of the work done up to this point concerning renovations and explained where things currently stand. Committee members asked many questions with answers supplied.

Discussion covered several topics including:

1. Continued desire to conduct a cab interior remodel.
2. Whether the current design choice was going to remain or if we were going to relook at the design.
3. Options for performing the work. This item focused on two options:
  - a. An all-in-one contractor such as NCIS, Otis, Dynamic, etc.
  - b. Using different contractors to perform different sections of the work with the main areas being walls, floors, and stainless.
4. Cost and timing aspects of various options.

It was the unanimous decision of the committees that the project was needed and desired and was further felt that the current design was appropriate and was not going to be readdressed. An extensive discussion was held concerning the cost aspects with a revised proposal from NCIS being presented and compared to previous submissions. John Oliva also presented a proposal from Extreme Alterations to complete some of the recommended work for a lower cost. Questions were asked about work timing for both options. As the discussion proceeded concerning costs of the project there was extensive discussion concerning the value of saving expense while possibly sacrificing fit and finish for an expected 20 year project.

Ultimately, the committees recommended that one contractor be used for all work if possible and that NCIS be used if questions can be answered about payments, bonding, and work completion including number of workers and progress. The manager will contact NCIS and obtain answers to these questions.

**6. Area Painting**

A discussion was held concerning painting of the atriums, main lobby (1<sup>st</sup> and 2<sup>nd</sup> Floors), ballroom, and walkway railings. Rationale was supplied why it was being recommended to paint these areas with a contractor. Ultimately, the committees recommended painting all areas along the lines of the manager recommendation.

**7. Project Priorities**

With the meeting already going on two hours, this item was postponed until a future meeting.

**8. Adjournment**

With no further business to come before the committees, the meeting was adjourned at 12:45 PM.

Respectfully Submitted,

Tyler Brown, Manager  
The Ormond Heritage

# PREVIEW DESIGN



**DYNAMIC**  
ELEVATOR CAB

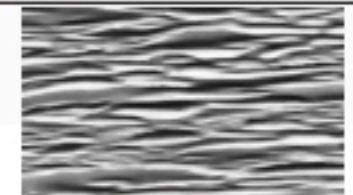
3804 N JOHN YOUNG PKWY Ste 18  
ORLANDO, FL 32804  
CS@DYNAMICELEVATORCAD.COM

JOB NAME:

JOB No. : #0096

DATE : 03/04/2022

MATERIALS:



RIGIDIZED 1CS



RIGIDIZED SANDEX



WILSONART WHITE DRIFTWOOD



PHILADELPHIA MILO 00572

CUSTOMER:



**PREMIER ORACLE**  
ELEVATOR



# PREVIEW DESIGN



**DYNAMIC**  
ELEVATOR CAB

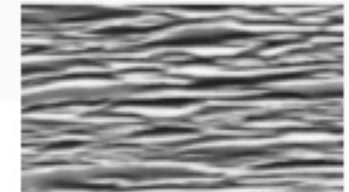
3804 N JOHN YOUNG PKWY Ste 18  
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JOB NAME:

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MATERIALS:



RIGIDIZED 1CS



RIGIDIZED SANDEX



ST/AT'L #4



PHILADELPHIA MILO 00572

CUSTOMER:



**PREMIER ORACLE**  
ELEVATOR

See all photos

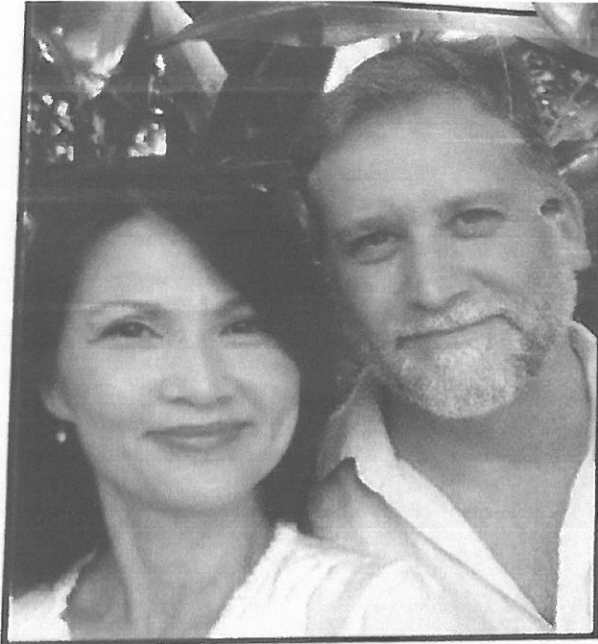
+ Add to



 Edit & Create  Share  ...



# Realtor impressions



Adams Cameron & Co.  
Realtors & Auctioneers  
54 S. Atlantic Avenue  
Ormond Beach, FL 32176  
OFFICE: 386.677.7966



THE TEAM OF  
**DEE POPE & SHON MACDUGHLA**  
REAL ESTATE PROFESSIONALS

**Shon: 904.347.6353**

**Dee: 386.453.3416**

**teammacpope@adamscameron.cc**

I met with Dee Pope, a realtor for over twenty years and retired decorator. We walked the entire property and these were her suggestions.

For her, the priorities are to update elevators, address the jacuzzi room/gym, and update the meeting room.

## BALLROOM:

Replace furniture with more streamlined, lighter looking furniture.

Dining tables are fine-reupholster cushions

Keep white lamps-new shades -others go

Urns go -

Two white chairs ok

Romanesque tables go

Gold chairs go

Mirror is dated

## LOBBY:

Remove mirrors and put sconces to match chandeliers and a painting in center

Silks are tired looking

Urns go

Keep chairs maybe add tufted loveseat to match

Don't mix traditional and coastal



Window treatments-beige linen panels  
Paint all one color

HALLWAYS in main building

Tile floor is Ugly Ugly

Due to low ceilings do light lvp to match what we put in elevator

Paint lighter-not yellow in a tight space

KITCHENS:

Brushed nickel knobs

Maybe light grey countertops

Lounge-all good but get rid of silk plants

MEETING room:

Smells very musty/old

Rattan chairs need touch up

Reupholster two burgundy chairs

Other furniture should be changed-price reupholster or get new

Go w soft beige/blues

Lvp on floor - light due to ceiling. Ceiling tiles help with acoustics.

Maybe keep wood furniture (Coffee/end tables)

Artwork is very dated

Big romanesque tables go

BILLIARD room

Musty smell

Paint rich latte

Clean carpet maybe

LIBRARY-

Stuffy smell

Put something in fireplace or get rid of it

Loveseat should focus toward room

Get rid of lamps

Rearrange bookshelves along wall by entry. Random bookshelves look odd

Brighten room

CARD room

Keep glass tops and get new bases. Currently the metal doesn't look good w chairs. Maybe the metal tables upstairs in meeting room



Pool room is fine

Atriums should be cleaned out and perhaps remove planters. Flooring carpet is very dated. Flooring should coordinate with elevator flooring.

Elevators are extremely dated. Very negative impression. Should be a priority for updates. Keep the mirrors on the elevators.

Elevator lobbies are ok except for benches - some are rusted

Gym is dark. Jacuzzi should be removed or placed outside by the pool and the gym should open up to the jacuzzi area. Get rid of mauve and teal colors in the room. This should be a priority as people expect a good gym in a condo our size.



















