



The Ormond Heritage
CONDOMINIUM MANAGEMENT ASSOCIATION, INC.
One John Anderson Drive, Ormond Beach, Florida 32176
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Web Site <http://ormondheritage.org/>

Notice of Interior Decorating and Ball Room Committee Meeting

Date of Meeting: Thursday, November 16, 2023

Time of Meeting: 2:00 PM

Location of Meeting: 2nd Floor Meeting Room

Agenda

1. Call to Order
2. Proof of Notice
3. Roll Call
4. Approval of Minutes
 - a. October 17, 2023
5. Atrium Flooring
6. Upholstering Priorities
7. 2nd Floor Meeting Room & Billard Room Window Covering
8. Adjournment

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



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Minutes of October 17, 2023, Interior Decorating and Ball Room Committee Meeting

1. Call to Order

The meeting was called to order by Ray Panknin, committee chair, at 2:00 PM.

2. Proof of Notice

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

3. Roll Call

A quorum of the committee (Ray Panknin, Chair; Vicki Hughes; Jim Geis; Jessie Schminke) was present in person.

4. Approval of Minutes

a. March 16, 2023

A motion was made by Jim Geis, seconded by Jessie Schminke, and approved 4-0 to accept the March 16, 2023, committee meeting minutes as written.

5. Atrium Flooring

A discussion concerning atrium flooring was held. There were many ideas brought before the committee including flooring types, colors, baseboards, and owner's desire to replace or upgrade. After discussion, the committee asked the manager to develop a priority list and standards for flooring replacement including type, material, and baseboards prior to the next meeting.

6. 2nd Floor Meeting Room

a. Upholstery

b. Blinds

Various items were discussed including the cost implications of purchasing replacement furniture or reupholstering, the installation of a monitor/display to show meeting information, and the replacement of the window treatments.

The quality of the existing furniture was discussed and was determined to be of high-quality build with outdated patterns and colors. The committee will work on prioritizing which pieces need attention first.

The committee recommended the use of the same blinds in a White, light blocking type for the windows. They asked management to look into a side sliding version of this same design for the sliding glass door.

7. Adjournment

There being no further business to come before the committee, the meeting was adjourned at 3:07 PM. The next committee meeting was scheduled for Thursday, November 16, 2023, at 2:00 PM.

Respectfully Submitted,

Tyler Brown
Manager, The Ormond Heritage



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November 14, 2023

Atrium Carpet Repair/Replacement Order and Material Recommendations

Over the past several years there have been many ideas concerning atrium flooring replacement and material choices. This document seeks to provide recommendations for the normalization of atrium flooring replacement.

History

According to long-term resident accounts, atriums originally had no flooring and were unfinished concrete. Over time, owners paid for and installed carpeting. Owners were generally left to determine when replacement was necessary and provided funds to do such as needed. This led to circumstances where owners on various floors could not agree on replacement need and carpets that ended up looking very poor and eventually caused safety issues. Around 2016/2017 the decision to incorporate atrium flooring replacement into common expenses was made to streamline the process. This was justified as a common expense in the same way as recoating non-atrium walkways. They are common walkways, and the maintenance of flooring should be covered as a common expense.

There has been previous discussion of making all flooring the same color and material. This recommendation was not adopted by the board as they felt there should be some component of choice for various floors depending on resident desire.

A mixture of Nylon and other material (Polypropylene and Polyester) carpeting has been used in the past. As evidenced by research and speaking to flooring installers, Nylon has proven to be a more durable and cleanable product.

There has also been discussion of hard flooring alternatives to carpeting. Generally, this has been leaned against as there are concerns over noise, maintenance, water intrusion, and slip potential.

Current Process

Currently, owners on a floor or management request the replacement of carpets due to condition on individual floors. Once it is determined that the flooring will be replaced, management works with the residents of each floor to determine the color of carpeting for replacement. Up to this point, there has not been an impasse situation and owners have ultimately come to agreement of color.

Each flooring replacement over the past 6 years has been completed with commercial grade carpeting. If baseboards were missing or carpeted, they were replaced with 4-6 inch carpeted baseboards. If owners had previously installed wood baseboards, they were left in place.

The only current rationale for replacement is the condition of the carpet. Outdated appearance/style is not considered.

Current Considerations

Several owners have requested replacement of their atrium flooring. Some have expressed an interest in replacing the carpet with hard flooring like Luxury Vinyl Plank (LVP).

A review of the atrium flooring indicates three groupings. Floors are generally listed in observed need of replacement according to these groupings:

- In need of replacement currently – includes 8S and 5N
- In need in the near future (better condition by maybe more outdated than those most in need of replacement) – Includes 5S, 4S, 6S, 4N, 2N, 8N, 6N, 3N
- Good condition – Includes 7S, 2S, 3S, 7N, 1N, 1S

The 8th floor, South Tower carpeting was replaced in March/April of 2019 and shows considerable wear due to color and material selections Polypropylene. This flooring should not yet need replaced but is probably the most in need of any. This illustrates the need to make good material and color choices when replacements are completed.

Recommendations

Moving into the future it is recommended to replace atrium flooring with a Nylon indoor/outdoor style carpet (Scoreboard or Pentz) similar to that installed on the 1st floor, South Tower. Polypropylene and Polyester carpeting seems to hold stains too readily even after cleaning and begin to look worn long before their Nylon counter parts. We further recommend the installation of 4-6” carpeted baseboard as they require less long-term maintenance while providing a clean finished look not achieved by a carpet only installation. For those floors that already have wooden baseboards, they should stay even though they present a larger maintenance requirement.

It is not recommended to use hard flooring for the reasons listed previously. Noise, maintenance, water intrusion complications, and slip potential all appear to be higher with hard flooring than carpeting. If owners on a particular floor desire hard flooring in the form of tile, LVP, etc. it could be considered, but should only include directly adhered installations.

If owners of a particular floor desire replacement before the association takes action through committee or board recommendations/approval, the owners of that floor should be required to pay for the installation. It is recommended that the association err on the side of approval to maintain high standards instead of defaulting to individual owners being responsible for the replacement.

If owners of a particular floor obtain approval to install hard flooring, they should be responsible for any additional material/installation costs above the standard carpet material recommended by the association. This price should be determined through the average of 2-4 proposals obtained at the time of approval and replacement.

Respectfully Submitted,

Tyler Brown
Manager, OHC