



**The Ormond Heritage**  
**CONDOMINIUM MANAGEMENT ASSOCIATION, INC.**  
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## **Notice of Interior Decorating and Ball Room Committee Meeting**

**Date of Meeting:** October 24, 2024  
**Time of Meeting:** 10:00 AM  
**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. March 19, 2024
5. Pot Outside Lounge
6. 2<sup>nd</sup> Floor Meeting Room & Billiard Room Window Covering Completion
7. Review 11/2022 Survey Notes
8. Upholstering/Replacement Priority
9. Adjournment

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



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# Minutes of March 19, 2024, Interior Decorating and Ballroom Committee Meeting

## 1. Call to Order

The meeting was called to order by Ray Panknin, committee chair, at 10:03 AM.

## 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) was present in person.

## 4. Approval of Minutes

### a. November 16, 2023

A motion was made by Vicki Hughes, seconded by Jim Geis, and approved unanimously to accept the November 16, 2023, committee meeting minutes as written.

## 5. Atrium Flooring

An extensive discussion was held concerning the replacement of atrium flooring. The discussion concerned both the general theory and the 5<sup>th</sup> floor North specifically. Ultimately, the committee decided to walk all floors and make a priority list. They did tentatively recommend the replacement of the 5<sup>th</sup> floor North floor pending their walking review.

## 6. Upholstering Priorities and Costs

It was reported that an estimated price for upholstering each ballroom couch was received for \$5,000.00. This led to a discussion concerning a remodel/refurbishment of the ballroom that included furniture, drapes/window treatments, and enhanced moldings. The committee is going to look at these items.

## 7. Other Decorating/Ballroom Discussion

The committee discussed generating a new priority list for the next set of replacements and upgrades needed.

**8. Adjournment**

With no further business to come before the committee, the meeting was adjourned at 11:10 AM.

Respectfully Submitted:

Tyler Brown  
Manager, OHC

DRAFT

DECORATING / BALLROOM CMTE. SURVEY NOTES PER JIM GEIS --NOV 14, 2022

- FRONT ENTRANCE
  - METAL PLATES ON FRONT DOORS COULD MOVED HIGHER
  - SUGGEST DOORS, DOOR FRAMES COULD BE PAINTED
- FRONT LOBBY
  - PAINT ROUND BROWN COLUMNS WHITE
  - UPHOLSTERED FURNITURE NEEDS REUPHOLSTERING OR REPLACING; IS DATED, SOFT
  - MIRRORS- SEPARATE DISCUSSION
  - CEILING COULD BE PAINTED WHITE TO BRIGHTEN UP ROOM
  - REMOVE SMALL CURTAINS OVER WINDOWS
- BALLROOM
  - LOIS NEVER GOT TO ADDING SOME "COLOR" – I BELIEVE PILLOWS, MAYBE SOME NEW LIGHTS TO BRIGHTEN UP. COMMITTEE AGREED TO "GIVE" LOIS \$1K TO PROCEED
- CARD ROOM
  - LOOKS VERY NICE TO ME – OUR BEST DECORATED ROOM
- LOUNGE
  - IS ATTRACTIVE
  - UPHOLSTERED FURNITURE NEEDS REUPHOLSTERING OR REPLACING; IS DATED, SOFT
  - CEILING COULD BE PAINTED WHITE TO BRIGHTEN UP ROOM
- SECOND FLOOR MEETING ROOM
  - IS NICE AND BRIGHT
  - UPHOLSTERED FURNITURE NEEDS REUPHOLSTERING OR REPLACING; IS DATED, SOFT
  - NON-UPHOLSTERED CHAIRS ARE DATED BUT SEEM FUNCTIONAL
  - WINDOW DÉCOR NEEDS REPLACING/ UPDATING
  - MOVE LARGE SCREEN TV TO FRONT OF ROOM—BETTER LOCATED FOR EASY EFFECTIVE BOARD / COMMITTEE PP PRESENTATIONS, AND STILL OK FOR MOVIES
- ELEVATOR LOBBIES
  - REPLACE OLD CORKBOARD WITH NEW ONES WITH A QUALITY FRAME
  - PAINT BENCHES WHITE
  - BRIGHTEN UP CEILINGS
- POOL PARTY ROOM / BILLIARDS ROOM – I FORGOT 😞

# UPHOLSTERED FURNITURE CONDITION SURVEY

.... For the DECORATING & BALLROOM COMMITTEE

- LOBBY
  - Two leather benches --Good condition / old & very dark looking
  - Upholstered chairs by front windows- Good condition / faded looking /soft to sit on for some
  - Tan Chairs by the mirrors - Good condition / soft to sit on for some people
- BALLROOM
  - Sectional couches- Old material / sun faded in places / very soft cushions / look old
  - Wooden Dining Chairs - Good Condition
  - Gold color Living Room type chairs in SW corner --Good condition /seldom used /very old looking
  - Wing- back white chairs in NW Corner --Fair condition /seldom used/ new looking, but cushion fabric needs stretching
- LOUNGE
  - 12 Chairs on casters- -good condition
  - Barstools --good condition
  - Cushioned Bench – Seat cushions & Back cushions – all good
- SECOND FLOOR MEETING ROOM
  - Sectional couch- good condition / soft / old style looking material
  - Two recently re-upholstered chairs: AAA plus w/thanks to Paul
  - Rattan chairs on casters- good condition but the finish is scrapped off all of the arms as they scrape on the glass table tops as one leans backwards; need re-finishing & raising the table tops
  - Two Couches by TV – OK condition / soft seating / drab grey color
  - Single Plaid upholstered chair- soft / cushion fabric is wrinkled, needs stretching
  - Two straight- back occasional chairs with green upholstery- stained & faded upholstery
- LIBRARY
  - Dining chairs – good
  - Single green chair- Ok / soft
  - Two-Seat Couch- very soft seat & back cushions; concern with the combination of Striped couch upholstery, plus plaid floor rug, plus solid green chair
- BILLIARDS ROOM
  - High benches – excellent condition / great upholstery/ firm seating
  - Two high table chairs—same as benches --excellent

## OVERAL :

- Most all of furniture is in good condition but is old, looks old with old material, and is soft to sit on with aged foam/ fill stuffing
- highest priority items observed in survey:
  - 2<sup>nd</sup> floor meeting room (& billiards room at the same time) window treatments are the high priority need based on unsatisfactory condition
  - ballroom couches need re-upholstering and present the most the most visible need to visitors, realtors, potential buyers



Tyler Brown &lt;ohcmanager@gmail.com&gt;

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**Ormond Heritage - Couch Pricing**

3 messages

**Tyler Brown** <ohcmanager@gmail.com>

Wed, Dec 6, 2023 at 8:10 AM

To: Sam Vidal - Upholstrery &lt;sam@allupholsteryandfabric.com&gt;

Sam:

I am hoping you can give me an idea on labor cost to re-upholster a couch from our ballroom. They are good quality Thomasville couches that are about 30 years old. Pictures are attached. A guestimate on needed material yardage would also be helpful if you can do that from a picture.

Thank you in advance.

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Respectfully,

Tyler Brown CFCAM, CMCA, AMS, PCAM

Manager, Ormond Heritage Condominium Management Association, Inc.

(386) 672-6778

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**2 attachments****20231206\_074306.jpg**  
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5093K

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**Samuel Vidal** <sam@allupholsteryandfabric.com>

Thu, Dec 7, 2023 at 2:08 PM

To: Tyler Brown <ohcmanager@gmail.com>

Tyler,

Cost to upholster this sectional would probably run in the \$5000 range for fabric and labor. This is a rough price as we don't know the price of the fabric and exactly how many yards. I'm estimating about 40ish yards for the job. If you need any more information please let me know.

Thank you

**Samuel Vidal**  
**All Upholstery and Fabrics**  
**103 Dr. Carter Blvd**  
**Bunnell, FL 32110**  
**Office: (386) 263-9133**  
**Cell: (386) 264-1960**

[Quoted text hidden]

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**Tyler Brown** <ohcmanager@gmail.com>  
To: Samuel Vidal <sam@allupholsteryandfabric.com>

Fri, Dec 8, 2023 at 11:04 AM

Sam:

Thank you so much for getting back. You are probably aware how slow condos can be moving with things. Still very impressed with the work you completed on the two previous chairs. The workmanship was top notch.

[Quoted text hidden]