

OCEAN WALK PLACE HOA, INC  
BOARD OF DIRECTORS MEETING

January 18, 2023

Location: Palm Beach Fire and Rescue Station 18  
4PM

**Minutes**

**Call to Order:** Meeting was called to order at 4:03 Pm by David Thorpe

**Determination of Quorum:** A Quorum was present and established with David Thorpe, Mary Jane Bourse, Kimberly Hand, and Steve Kavanewsky in attendance. David Levy joined via zoom.

**Minutes Approval:** The Minutes from the December 21, 2022, meeting were reviewed. **A Motion to approve the Minutes was made by Mary Jane, and Steve seconded. The Motion was approved 5-0.**

**Financial Report:** David Levy presented the financial/treasurer's report. The reserves will be looked into in detail more fully in February. The largest overage in 2022 was landscape irrigation.

**Committee Reports**

**LANDSCAPING:** Barbara Handler read the report from the landscape committee. Deb, David and Mindy will be doing a drive thru of the Community with Ed from Wave Landscape and Design to work on existing landscape issues. The Committee will also work with whomever receives the approval to start the front entry project.

**AAFOC:** Larry Handler read the AAFOC report which included concerns of bills not coming in a timely manner and the D&O Insurance Policy.

**ACC:** Kathryn gave her report and noted there was a request from a homeowner to add a 2<sup>nd</sup> floor to their home. The Board and ARC will review but have concerns about sunlight, privacy and airspace if homeowners add a second floor.

**Community Relations:** There are only 10 Community Welcome Bags left to be delivered.

**MANAGEMENT REPORT:** Mindy from Harbor Management presented her report. The Mako lot has a new gate, line striping and is just waiting on Hotwire to move forward with cameras. Mindy urged homeowners to please reach out to Hotwire directly with any and all concerns and to continue to lock all vehicles.

**Old Business:** The Mako lot new gate is installed, the lines are painted, and Hotwire will have their work done soon to facilitate adding cameras to the lot.

**New Business:** Three RFPs for the front entry landscape project have been received and Paul Elliot from AAFOC and Deb Gilbert from the Landscape Committee were consulted and the Board discussed all 3 plans. **A Motion was made by David Thorpe to approve Driftscape as the vendor for the project. Mary Jane seconded, and all 5 Board members approved.**

**Open Forum:** One resident had concerns regarding the docs and airspace with homeowners wanting to add second floor additions. The Board will look further into this matter but believe their current documents are sufficient to prevent anyone from building a second floor without both the ARC Committee and Board approving.

**Next Meeting Date:** February 15th, 2022, immediately following the 5 PM Annual Meeting at Fire Station 18 Community Room

**Meeting Adjourned:** Meeting was adjourned at 4:52 pm.

Minutes respectfully submitted by Mindy Ramirez, LCAM  
For and on behalf of the Board of Directors