

OCEAN WALK PLACE HOA, INC  
BOARD OF DIRECTORS MEETING

February 15, 2023

Location: Palm Beach Fire and Rescue Station 18  
Immediately following the Annual Meeting

**Minutes**

**Call to Order:** Meeting was called to order at 5:43 Pm by David Thorpe

**Determination of Quorum:** A Quorum was present and established with David Thorpe, Mary Jane Boorse, Kimberly Hand, Steve Kavanewsky and David Levy.

**Minutes Approval:** The Minutes from the January 18, 2023, meeting were reviewed. **A Motion to approve the Minutes was made by Mary Jane, and Kimberly seconded. The Motion was approved 5-0.**

**Financial Report:** David Levy presented the financial/treasurer's report. Expenditures in January were largely within budget.

**Committee Reports**

**LANDSCAPING:** Barbara Handler read the report from the landscape committee. Deb, David and Mindy did a drive thru of the Community with Ed from Wave Landscape and Design to work on existing landscape issues. Four out of the 10 items have already been resolved and the rest are being worked on. The front entry project is underway.

**AAFOC:** Steve Cary read the AAFOC report. Steve would like a point person for the questions AAFOC has every month and Mindy and David Levy will work to answer all of their questions. Steve thanked the Board for their service.

**ACC:** Kathryn gave her report and reminded homeowners to use Benjamin Moore paints as pigments and dyes can vary when using other brands.

**MANAGEMENT REPORT:** Mindy from Harbor Management presented her report. The Mako lot has 3 new renters, the paddle board racks are installed and can be rented and the shed is now fully insulated. Ocean Walk is still 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 front entry landscaping project is currently underway.

**New Business:** The Board took an informal survey of members at the meeting to see if they would be in favor of not doing an audit of the 2023 financials and instead just do a review. Almost all were in favor and a special meeting of the membership will be held in April to make this official.

**Open Forum:** Concerns regarding the HOA Docs and airspace with homeowners wanting to add second floor additions were further discussed. The Board believes that the current HOA documents are sufficient to prevent adding second floors but will look into an additional amendment to the Declarations to better clarify that this will not be accepted. A question regarding hurricane preparedness was asked and Mindy will eblast out the checklist for the Community. Drainage is an issue with storms. Homeowners can help by forming informal community groups to help keep the drains clear of debris.

**Next Meeting Date:** March 15th, 2023, 4 PM at the Fire Station 18 Community Room

**Meeting Adjourned:** Meeting was adjourned at 6:24 pm.

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