

OCEAN WALK PLACE HOA, INC
BOARD OF DIRECTORS MEETING

Wednesday, July 21, 2021

Location: Mtg held via ZOOM

1:30 pm

Call to Order: Meeting was called to order at 1:30 pm by Mary Jane.

Determination of Quorum: A quorum was present with Kenny Morse, Mary Jane Boorse, Ned Levine, Karen Wisdom and Steve Kavanewsky. Elizabeth Fitzmorris from Harbor Management was present.

Minutes Approval – Minutes from the May 26, 2021 and June 16th, 2021 were approved Kenny Morse made the motion and Ned Levine seconded the motion and the motion was unanimous,

Financial Report – Ned provided an update on the May financials. As of end June total assets \$498,000, a \$133,000 operating fund surplus. Operating account ended June with \$211,000 in assets for the month essentially flat \$5000 over budget, and YTD \$29,000 under budget. Reserve balance at end of May \$288,000. Owner receivables in very good condition only 2 accounts with delinquencies.

Committee Reports

AAFOC – Bob Franke gave the committee report. The committee met and items of discussion were Reserves for emergencies. A Risk Assessment survey was discussed. Board discussed this process and did not come to a motion on this item and will further discuss.

Bank interest accounts were also discussed as to where and which banks have better interest rates.

Discussion about Mako lane storage fees Board voted on an increase to \$100.00 Karen Wisdom made The motion to approve and Kenny Morse seconded the motion was unanimously approved.

Management will reach out to the two delinquent accounts as to the status of their accounts.

CABLE COMMITTEE- Ned Levine of the cable committee identified 3 consultant companies and had a zoom meeting with each of them. After reviewing all information and references the committee voted go with CSI, who seemed to have the most experience.

The survey that went out via Monkey Survey had good response, and the information gathered is being looked at. We will be awaiting bids from cable providers to review.

Attorney fees discussed for contract oversight, scope, and involvement needed. No decisions have been made and further discussion will take place.

ACC – Kathryn Wong reported that all ARC applications all have been approved but 105 Spearfish-Thorpe Paint roof. Board had concerns about this approval due to previously painted roofs and the denial of such. This will be investigated further, and decision will be made.

POND AREA, Fountain is up and running after a while of being down due to low water.

Security – No Business to discuss.

OCEAN WALK PLACE HOA, INC
BOARD OF DIRECTORS MEETING

Landscape – Jane discussed areas of concern for Management to keep an eye on specifically sight lines, trimming and front and back entrances. Sod throughout property needs to be looked at and problem areas addressed.

The following projects are complete:

1. Vincas were removed from front stucco planter.
2. Ganoderma infected arecas were removed.
3. Crotons at Beach entrances replace with Green Island Ficus.
4. Sprinkler valve at pond was replaced.
5. Insight Environmental monthly service was performed o 6/16/2021

Board discussed the possibility of trimming palms a bit earlier than usual in mid-October, due to wanting the walls being repainted during November.

Community Relations – No business to discuss.

Management Report –Elizabeth Fitzmorris thanks you for the opportunity to work closely with owners and Board. Working on curtesy and work orders. Will work close with Maintenance to get up to par. Any hours above 20 per week for On site Maintenance Personnel must be okayed in advance by the Board

Old Business

- Canal Project – A proposal was submitted from Superior Waterways. Board discussed and decided to vote on this. A motion by Kenny Morse weas made and 2nd by MaryJane Boorse and was unanimous. Mary Jane will sign, and Management will send to Superior Waterways to get process started.
- Valley repair at 105 Amberjack –Manager sent signed proposal to approved company waiting for them to get back as to when it will be done..

New Business

- Wall Painting Project – Mary Jane and manager provided 3 bids to the Board, and they were looked at. The decision was made to get references from 2 and get back to the Board on recommendation based on these.
- Holiday lighting proposal needed so Board can approve and schedule.

Open Forum –No one brought up any items for discussion.

Next Meeting Date – August 18 , 2021 11am

There being no further business to discuss, the Board meeting was adjourned at 5:17 pm with a motion from Ned Levine and a second from Kenny Morse.