

OCEAN WALK PLACE HOA, INC
BOARD OF DIRECTORS MEETING

October 19, 2022

Location: Meeting held via ZOOM

4PM

Minutes

Call to Order: Meeting was called to order at 4:01 Pm by David Thorpe

Determination of Quorum: A Quorum was present and established with David Thorpe, Kimberly Hand, and Steve Kavanewsky in attendance.

A Motion was made by Kimberly Hand to appoint MaryJane Boorse to the Board of Directors, Steve Kavanewsky seconded the motion and all approved. Motion was Passed.

A Motion was made by Steve Kavanewsky to appoint David Levy to the Board as treasurer, Kimberly Hand seconded the motion and all approved. The Motion was passed.

David Thorpe thanked Ned Levine and Kenny and Jan Morse for their service to Ocean Walk.

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

Financial Report: MaryJane Boorse presented the financial report. She stated the total assets for the community are good. The operating budget is in good shape especially with not having to pay Comcast/Hotwire for 6 months. The Budget needs at least 1 more meeting to finalize a proposed budget for approval by the Board.

Committee Reports

AAFOC: The Comcast equipment needs to be addressed in the future. AAFOC would like to see a new line item in the budget for next year specifically for the front entry project.

ACC: Kathryn stated that there were 2 ARC approvals last month and she will begin to work on updating the ARC application and color palette for the website now that the new colors are official.

Security: Please lock all vehicles as there have been more car break ins but only on unlocked vehicles. There was a fire on Goldfish, but no one was injured as there currently are not people living in the home.

LANDSCAPING: Aavo gave the report. The Committee would like the Native Green contract tweaked to include less applications for fertilization and only 3 months of palm tree fertilization. The Landscape Committee is in favor of the switch from Sago to Wave Landscape and Design for maintaining the community property.

MANAGEMENT REPORT: Mindy from Harbor Management presented her report. Hotwire restoration is drawing to an end. Any homeowners with issues should let her know as soon as possible. Options for a new shed and gate for Mako lane have been looked into as well as potentially sealcoating and re-stripping the Mako storage lot. The link for the Hotwire webinar has been sent via Eblast to the Community.

Old Business: The gate at Mako Lane was damaged during the recent storm and needs to be replaced. **MaryJane made a Motion to replace the gate with a metal gate fabricated by JG Welding. Kimberly Hand seconded the motion, and it was approved by all 5 members.**

A Motion was made by MaryJane Boorse to terminate the Sago contract and hire Wave Landscape and Design to begin in December 2022 as the new landscape company, Kimberly Hand seconded the motion and it was approved by all 5 members.

The amendments to the Declaration of Covenants, Restrictions and Conditions were passed and are currently being recorded by the attorney Evan Bachove.

New Business: A homeowner asked for an update on the Ganoderma infected palms in the community. David Thorpe stated that some Board members and the landscape committee had met with Michael Flaugh the landscape architect. His opinion was that it is an acceptable plan to leave areca palms in place provided they were not showing signs of infection and the Association continues to perform monthly inspections to assess the health of the trees. Two homeowners cited University of Florida documents that they wanted to make sure the Board was aware of and asked the Board to get an expert opinion on the matter. These homeowners expressed concern about their personal plants being in proximity to the areca palms on Community property. Aavo, the temporary chair of the landscaping committee, stated that he owned a plant nursery for 17 years and did not think the Ganoderma was a serious problem and could be maintained with inspections and removing infected trees.

Next Meeting Date: November 16th, 2022, 4 PM at Fire Station 18 Community Room

Meeting Adjourned: Meeting was adjourned at 4:41 pm.

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