

OCEAN WALK PLACE HOA, INC
BOARD OF DIRECTORS MEETING

Wednesday, October 21, 2020

Location: Mtg held via ZOOM

4:00 pm

Minutes: APPRVD 11.18.20

Call to Order: Meeting was called to order at 4:01pm by Kenny Morse.

Determination of Quorum: A quorum was present with Kenny Morse, Mary Jane Boorse, Ned Levine, Julie Tamburro and Steve Kavanewsky were present. Amanda Coffey from Harbor Management was present.

Minutes Approval – The September meeting minutes were reviewed. A Motion was made by Mary Jane to approve the minutes and seconded by Julie. The motion passed unanimously.

Financial Report – Ned provided financial report for the September financials. He reported that the financials continue to remain in strong condition the total assets in good standing. The owner receivables continue in excellent shape with management to follow up on delinquencies. The 2021 proposed Budget was reviewed, and Mary Jane made a motion to approve the proposed budget for mailing to the membership. Ned second the motion and the motion passed unanimously.

Committee Reports

AAFOC – Bob Franke was in attendance. Ned and Bob discussed any questions or concerns of the AAFOC including the checklist for maintenance and an Insurance question. Management is to follow up.

ACC –

- **PENDING APPLICATIONS:**
- **DISAPPROVED:**
- **APPROVED:**
 - 104 Sunfish Lane - Replace Driveway
 - 105 Spearfish Lane – Replacement of windows and doors
 - 107 Spearfish Lane – Pain Exterior

Security – Victory Access Proposals- Proposals were submitted from Victory access to replace the modem and callbox to use an internet connection versus the current dial up connection. Management is to follow up to see if there is a more cost-efficient option that will be suitable for future use and repairs.

Landscape – Jan Morse was in attendance and provided landscape update. The plants at the front entrance were assessed and may need replacement in the future. Management is to ask the landscape company if they can trim the hedge under the Ocean Walk sign on US-1 during the extra weeding.

Community Relations – No community relations report currently.

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Management Report – Amanda provided the management update. Management is to email the owners who rent in the Boat yard to not dispose of any trash in the receptacles and to dispose at their own residence.

Old Business

- Road project- Update was given on the Road paving projects. There has been a temporary hold on the project due to repairs that need to be made. The repairs have been proposed and a change order is in the
- Discuss Landscaping Guidelines
- Sales/Lease Applications- Both applications are complete.

New Business

- Ratification of the Rules and Regulations Amendment- The Rules and Regulations were reviewed and the improvements include: Yard Debris pick up is on Saturday and Hurricane shutters can be up from May 1st – December 15th only; they must not be up all year round. Mary Jane motioned to approve the improvements and Ken second the motion. The motion passed unanimously. Management is to send a letter to the residents notifying them on the same.

Open Forum – No other members in attendance.

Next Meeting Date – November 18, 2020 at 4pm. Location via Zoom

There being no further business to discuss, the Board meeting was adjourned at 5:30 with a motion from Ken and a second from Julie.

Respectfully Submitted,
Amanda Coffey, LCAM
For and On Behalf of the Board of Directors