

OCEAN WALK PLACE HOA, INC  
BOARD OF DIRECTORS MEETING

November 16, 2022

Location: Palm Beach Fire and Rescue Station 18  
4PM

**Minutes**

**Call to Order:** Meeting was called to order at 4:00 Pm by David Thorpe

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

**Minutes Approval:** The Minutes from the October 19, 2022, meeting was reviewed. **A Motion to approve the Minutes was made by MaryJane, and Steve seconded. The Motion was approved 5-0.**

David Thorpe introduced the 3 guest speakers. Michael Flaugh the landscape architect, Jason Sickler and Jeff Bowen all gave their professional opinions concerning the areca palms in the community. All 3 were in agreement that monitoring and monthly inspections were the correct path forward. Michael Flaugh has come up with a landscape plan for when an areca palm gets infected and need to be removed. David Thorpe also reached out to Braham Dhillon at the university of Florida who also concurred that monitoring and removing once infected was the best solution.

**Financial Report:** David Levy introduced himself and gave the financial report. There were a few budget workshop meeting including board and aafoc members to produce the 2023 budget. There will not be an increase in quarterly assessments at this time.

**A Motion was made by Steve Kavanewsky to approve the 2023 budget, MaryJane seconded and all 5 approved.**

**A Motion was made by MaryJane to increase the sales and lease application fee to \$200. Steve seconded the motion and all 5 approved.**

**A Motion was made by Kimberly to include a \$250 fee to all ARC applications requiring review by an architect. MaryJane seconded the motion and all 5 approved.**

There will be numerous improvements made in the Mako lot including a new gate, asphalt repairs, and cameras will be added. The Board may also add paddle board racks to the lot that will be available for a storage fee.

**A Motion was made by David Levy to increase spots 1-3 to \$175 per month and the remaining spots to \$125 per month. MaryJane seconded the motion and all 5 approved.**

**Committee Reports**

**ACC:** Kathryn will be updating the website with the new approved colors.

**Security:** Please lock all vehicles as there have been more car break ins but only on unlocked vehicles.

**Community Relations:** Caroline Wilkel is distributing some additional welcome bags and asked for homeowners to text her if they have not received a bag yet.

**LANDSCAPING:** Deb Gilbert gave a report. The committee met on 10/31 and is preparing a checklist for Wave Landscaping and Deb will meet with the owner once they take over December 1<sup>st</sup>. The committee is also working on transparency as to what will be included in the community mowing and trimming. The committee is also compiling a list of plants that will work well in Ocean Walk.

**AAFOC:** The committee is happy with the financials. They would like a more comprehensive contract from Wave Landscaping which Mindy will work with the committee to obtain. They have also asked the Board to look into higher interest rate accounts for saving/reserve account.

**MANAGEMENT REPORT:** Mindy from Harbor Management presented her report. There is a new maintenance man named Jesse who started Monday 11/14/22 in the Community. Mindy stated that she is working with the Board on projects related to the Mako lot and painting of the mailbox posts. New mailboxes should be installed after Thanksgiving.

**Old Business:** All items were previously discussed.

**New Business:** An iguana has been sighted in Ocean Walk. Mindy will call Toad Busters to come out and gather toads again and see if they can capture and relocate the iguana.

**Next Meeting Date:** December 21st, 2022, 4 PM at Fire Station 18 Community Room

**Meeting Adjourned:** Meeting was adjourned at 5:07 pm.

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