

**OCEAN WALK PLACE HOA, INC**  
**BOARD OF DIRECTORS MEETING**

Wednesday, November 18, 2020

Location: Mtg held via ZOOM

4:00 pm

APPRVD: 12.16.20

**Call to Order:** Meeting was called to order at 4:02pm by Ken 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 October meeting minutes were reviewed. A Motion was made by Julie to approve the minutes and seconded by Ned. The motion passed unanimously.

**Financial Report** – Ned presented the 2021 Proposed Budget to the membership and reviewed the proposed 2021 quarterly dues. The committee is pleased to report the quarterly dues presented are less than the average of dues from 2020. Ned thanked the budget committee consisting of, Ned, Mary Jane, Ken, Linda Franke (landscape) and Amanda (Harbor Management), for their efforts. The financials continue to remain in strong condition the total assets in good standing. The proposed spending for the road reserve paving project has increased due to the incurred cost from the repairs and full milling. Projects for 2021 may include the lakes and canals, upgrading the motors for the entry gates and painting walls. Mary Jane motioned to approve the Proposed 2021 Budget as it stands and Julie second the motion. The motion passed unanimously. Management is to send the approved to accounting.

**Committee Reports**

**AAFOC** – Bob Franke was in attendance and he thanked the budget committee for their efforts in preparing the 2021 Budget.

**ACC** –

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

**Security** – Victory Access Proposal for the new call box and modem has been approved and in process. The internet will be installed by Comcast at the beach gate in the coming weeks. The board is hopeful to have this all installed and in operable condition by years end.

**Landscape** – Jan Morse was in attendance and provided landscape update. Management is working with Driftscapes to install the new seasonal plantings at the entrances after the paving project is complete. At this time, they will remove the dead plantings to prepare for install. The tree trimming

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has been completed and inspected by management. Management is to obtain a proposal from Sago to install the community wide mulching in the common areas, preferably mid-December after the paving project has ended. Jan has expressed her concerns with Trugreen and will follow up after management has a walk through with the new representative.

Community Relations – No community relations report currently.

Management Report – Amanda provided the management update. Management has received much compliance, from homeowners, for violation notices at this time. Management is to follow up on discussion of 102 Sandpiper. Management is to provide measurements on the Holiday wreaths at the entrance as Julie will locate new larger wreaths with a pop of color. Management is to begin drafting the First Annual Meeting Notice.

Old Business

- Road project- Update was given on the Road paving projects as Phase 1 is beginning Wednesday and Phase 2 will soon follow. The repairs have been completed and the engineer has stated the job is satisfactory. Management will provide update to the membership accordingly and to send an Eblast of the list of street names per phase to better clarify.

New Business

- Approval of the 2021 Proposed Budget- See Financial Report.
- Seasonal Gifts- Ken discussed the seasonal gifts to be given and the Board agreed to gift to the same persons as last year.

Open Forum – No other members in attendance.

Next Meeting Date – December 16, 2020 at 4pm. Location via Zoom

There being no further business to discuss, the Board meeting was adjourned at 4:57 with a motion from Ken and a second from Julie.

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