

OCEAN WALK PLACE HOA, INC
BOARD OF DIRECTORS MEETING

Tuesday, January 14, 2020
Location: Harbor Management Office
641 University Blvd. Ste, 205, Jupiter FL 33458
4:00 pm
Minutes: DRAFT

Call to Order: Meeting was called to order at 4:00pm by Kenny Morse.

Determination of Quorum: Quorum was present. Kenny Morse, Mary Jane Boorse, Ned Levine, Bruce Fitzgerald and Steve Kavanewsky were present. John Tracy from Harbor Management was present

Minutes Approval – December meeting minutes were reviewed. Motion was made to accept. Motion was seconded and minutes were approved unanimously.

Financial Report – Ned provided financial report for December financials. He reported that the financials continue to remain in strong condition and under budget for the year with adequate reserves. December was over budget due to timing of invoices. Delinquencies are in good order with the largest in bankruptcy.

Committee Reports

AAFOC – Bob Franke provided the update from AAFOC’s meeting on 1/13/20 and reported the financials appear to be in satisfactory condition. Biggest concern is the large delinquency and status which was discussed.

ACC –

- **PENDING APPLICATIONS:**
 - none
- **DISAPPROVED –**
 - none
- **APPROVED:**
 - 103 Bluefish – generator
 - 119 Sandpiper Cir. – install new pool deck and front entryway

Security – discussion was had on delivery van that broke reflector however no charge was made for repair at this point.

Landscape – Jan was in attendance and provided landscape update. Areca palms on US-1 have signs of Ganoderma and will need to be replaced sometime in future. Canal light replacements are in progress. Fungus in grass by pond is roped off and being treated. Jan proposed replacing landscape on east side exterior of community. A proposal from Driftscape was reviewed however the board wants more bids. John will go out for 2 more bids. In an effort to save time and get replanting in motion prior to the next board meeting which is in

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March, a motion was made to approve the landscape project not to exceed \$7k and only to commence once all the bids are reviewed and subject to Board approval of winning bid. The motion was seconded and passed unanimously.

Community Relations – community picnic is scheduled for 2/22 and is to be catered by Food Shack. RSVPs to go out with return deadline of 2/13 which John will work on getting out.

Management Report

- John provided management update. Canals have been treated and raked which show significant improvement. Ally Construction will be contacted to repair entry call box wall damage.

- **Old Business**
 - Road project – the Board reviewed the contract for Hardrive and after having been reviewed by the engineer who recommended approval, the board agreed to approve and execute. A motion was made to approve and execute the Hardrive contract and change order as submitted and approved by Tom McCarthy, the engineer engaged to oversee the project. The motion was seconded and approved unanimously. McCarthy has originals and will let us know next step in process.
 - Seabrook/OW wall repair – John provided update on wall repair status. Gerry Green was in attendance from 117 Sandpiper and provided an update on status of proposals and information on precast walls which is being considered as alternative solution to replacement.

New Business

- Canal erosion – discussion was had about the canals banks as they are eroding and need to be thought about for a long term solution and budget purposes.

Open Forum – no owners were present

Next Meeting Date – Annual Meeting is February 6, 2020. Next Board meeting will be March 18, 2020 at 4pm at Harbor Mgmts office.

There being no further business before the Board the meeting was adjourned.

Respectfully Submitted,
John Tracy, LCAM
For and On Behalf of the Board of Directors