

OCEAN WALK PLACE HOA. INC
BOARD OF DIRECTORS MEETING

Wednesday, January 19, 2022

4:00 PM

Location: Meeting held via Zoom

Minutes

Board of Directors Present:

- Karen Wisdom - President
- Kenneth Morse – Vice President
- Steve Kavanewsky – Secretary
- Ned Levine - Treasurer
- Eileen Lyons – Director

Property Manager: Ira S. Silverman, LCAM

Meeting Called to Order: Meeting was called to order at 4:03 PM by Karen Wisdom, President.

The meeting was properly noticed and a quorum was met.

Jennifer Tracy from Harbor Management informed the Board of Mindy Ramirez starting as Property Manager for Ocean Walk on February 1, 2022.

Minutes:

Kenny Morse made a motion to approve the November 22, 2021 meeting minutes as presented. Seconded by Ned Levine. The motion passed unanimously. December 15, 2021 meeting, Kenny Morse made a motion to approve, seconded by Ned Levine, motion passed unanimously.

Financial Report: Ned Levine gave the December Financial Report.

- The Hot Wire contract was executed, the project manager, account manager, and launch manager will start the project for the community.

Committee Reports:

- **ACC – Kathryn Wong**
 - **APPROVED:**
 - 101 Rainbow Fish for the gate
 - 107 Rainbow Fish – Gentile – windows
 - 122 E Sandpiper – Perkins – windows
 - 122 E Sandpiper – Perkins – exterior paint
 - 105 Rainbow Fish – Johnson – gates
 - 107 Sandpiper – Baur – exterior light fixture
 - Kathryn Wong – Chair Person – ACC Color Palette Sub-Committee-recap of meeting. Meeting scheduled for January 25, 2022.
- **SECURITY – Kenny Morse**
 - Front entrance gates, working with Victory. There is a glitch in the reader, which was not working properly. Option, identify the owners with the 3M RFD transponders. Database is currently corrupted. Possible remedy, replace the transponders.
 - Traffic safety concerns in OW.
 - 15 MPH signs installed on stop signs at OW Blvd. and Sandpiper, also at OW Blvd. and Rainbowfish, as well as Bonefish.
 - Redo striping of the lines at stop signs to make them more visible to drivers.
 - Another possible solution being explored, LED lights that are located around a stop sign, which flash. Makes the stop sign more visible. Replace the current stop signs in the community with the LED lighted stop signs.
 - Board will continue to explore ways to increase compliance with posted speed limits and stop signs.
- **LANDSCAPING – Jan Morse**
 - Holes filled in and sod installed where 18 Areca Palms were removed at the west entrance and west guest lot.
 - Three test areas for the metal edging done prior to mulching.
 - Sago is installing the mulch for the community on January 24, 2022.
 - Up coming projects: Michael Flaugh landscape architect hired by the Board to do the plan for the front entrance and west guest lot in the community.
- **COMMUNITY RELATIONS – Caroline Wilkel**
 - Karen Wisdom handled the community relations report for the Community picnic on February 26, 2022.
 - Caroline Wilkel deferred giving the Welcoming Committee report, presentation and budget request until the next Board meeting.

- **AAFOC** – Paul Elliot reported Bob Franke is stepping down. AAFOC will select Paul Elliott to be the fifth member to the committee.

Management Report: No management report.

Old Business:

- Striping of the parking spots and possible addition of two smaller rental spaces in the Mako lot.

New Business:

- Karen Wisdom spoke about a written resolution for, communications between Board members to be respectful to one another. Also discussed a Board and Committee members code of ethics.
- Kenneth Morse consulted the Association's attorney several years ago in drafting the document for the Board members to sign.
- Ned Levine said #5 line will be modified about recording Zoom meetings.
- Kenneth Morse, AAFOC would have to police their own activity as they are independent of the Board.
- Paul Elliot recommends to look at code of ethics from other communities to get an idea how they govern themselves.
- Kathryn Wong asked Karen Wisdom who were on the committee regarding the code of conduct. She would like to see members "oath" renamed to something else.
- Kenneth Morse suggested the Association should have a safety subcommittee, Rick Oakley volunteered for the committee.
- Harbor Management and attorney are reviewing the 2022 Harbor Management contract, changes the Board had requested
- Karen Wisdom, Kenny Morse, and Ned Levine met with Jennifer Tracy on January 10, 2022 to review the contract. They discussed concerns, next steps to resolve manager turnover, and service issues.
- Communications between the Board, Harbor Management, and the property manager, 24 hour response time for regular communications were reviewed.

Open Forum:

- Rick Kilcoyne, would like to see Board meeting renamed to Association meeting.
- Rick Kilcoyne wanted to know how Board members are elected and selected for the Board. Karen Wisdom briefly explained the process to him.
- Caroline Wilkel had a question about elections. She was told there was no election as there were only two residents who submitted Intent to Run forms for the three open seats on the Board.
- Kathryn Wong asked for volunteers for committees.
- Rick Kilcoyne had questions about violations and how are they remedied. Kenneth Morse explained to Rick Kilcoyne on how violations are handled.
- Kenneth Morse did state there had been a past break down in communications with violations from the property manager of Harbor Management. Harbor Management has committed to improve violations management in the community.

- Paul Elliot would like to see more participation from the residents regarding Board meetings and committees.

Next Meeting Date – Annual Meeting: Thursday, February 3, 2022 at 7:00 pm via Zoom.

Motion was made by Kenny Morse to adjourn the meeting, seconded by Ned Levine, passed with all in favor. Meeting adjourned at 5:25 pm.

Submitted by Ira S. Silverman, LCAM