

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

Wednesday, January 20, 2021

Location: Mtg held via ZOOM

4:00 pm

APPRVD: 3.17.21

**Call to Order:** Meeting was called to order at 4:01pm 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 December meeting minutes were reviewed. A Motion was made by Mary Jane to approve the minutes and seconded by Steve. The motion passed unanimously.

**Financial Report** – Ned provided an update on the year end financials. Management is to set up a meeting with the accounting department to go over the coming year. Management is to follow up with the three (3) delinquent accounts. The Road Reserves will be exhausted after the final invoices are paid for the paving project. Ned made a motion to move \$25,000.00 from the operating surplus to the road paving reserves. Mary Jane seconded the motion and the motion passed unanimously. Ned made a motion to divide the additional interest gain/income of \$8,000.00 into the painting reserve and gate reserves (adding \$4,000.00 each). Mary Jane seconded the motion and the motion passed unanimously.

**Committee Reports**

**AAFOC** – There was no committee member present.

**ACC** – approvals/denials

- **PENDING APPLICATIONS:**
- **DISAPPROVED:**
- **APPROVED:**
  - 132 Bonfish Cir-Bryan-Sliding glass doors
  - 101 Seahorse-Connell-Windows and Door

**Security** – The new Call Box and Modem set up has been complete. A spreadsheet of all homeowner entry codes has been sent to management.

**Landscape** – Jan Morse was in attendance and provided landscape update. Tony's Trees completed trimming on two Bismarckia palms at the front entrance that were missed during trimming. Insight Environmental Solutions began servicing the first week in January. Trugreen has acknowledged their negligence and invoices from Driftscapes (to install the chemically burned plants) will be sent to Trugreen. Damaged sod due to the paving project will be replaced and management is to follow up with homeowners to ensure proper irrigation.

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

Community Relations – Due to COVID-19, there will be no picnic in the near future.

**Management Report** – Amanda provided the management update. The paving project has come to a completion and we are awaiting a date for the final walk through with the engineer. Management is to follow up and have the contractor replace all of the stop curbs in the guest parking areas (approximately 40). Management is to follow up with contractors to begin discussion on erosion control. Management is to begin searching for new possible Holiday decorating vendors for the 2021 Holiday season. The second Annual Meeting notice has been mailed to the residents.

**Old Business**

- This was discussed during the management update.

**New Business**

- No New Business to discuss.

**Open Forum** – No other members in attendance.

**Next Meeting Date** – Annual Meeting February 4th, 2021 at 7pm. Location via Zoom. If there is no business to discuss, the Board will not hold a February Board meeting.

There being no further business to discuss, the Board meeting was adjourned at 5:00 pm with a motion from Ned and a second from Mary Jane.

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