

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

Wednesday, December 16, 2020

Location: Mtg held via ZOOM

4:00 pm

APPRVD: 1.20.21

**Call to Order:** Meeting was called to order at 4:03pm by Ken Morse.

**Determination of Quorum:** A quorum was present with Kenny Morse, Mary Jane Boorse, Ned Levine, and Steve Kavanewsky were present. Julie Tamburro was not in attendance. Amanda Coffey from Harbor Management was present.

**Minutes Approval** – The November meeting minutes were reviewed. A Motion was made by Ned to approve the minutes and seconded by Mary Jane. The motion passed unanimously.

**Financial Report** – Ned provided an update on the November Financials. Management is to re-code the new invoice for the gate call box to the gate reserves. The financials are over budget slightly for the month due to payment for landscaping services for two months and the mulch deposit. It was noted that there may be future projects necessary, such as pressure washing the gutters after the paving and replacing the motors on the gates. The 2019 Audit has been completed and available for review from the Management office. Delinquencies are in good condition and management is to follow up with the two properties late.

**Committee Reports**

**AAFOC** – Bob Franke was in attendance and he thanked the Board and Management for all efforts as the community, as a whole, is in good condition. Bob had two questions that Ned answered. One in being the Hardrives payments and what is owed and the second asking the status on the paving project.

**ACC** – Mary Jane requested the 101 Seahorse be sent to her for review.

- ACC – approvals/denials
  - **PENDING APPLICATIONS:**
  - **DISAPPROVED:**
  - **APPROVED:**
    - 101 Seahorse Lane-Windows and Door

**Security** – Victory Access has advised that the new call box and modem will be set up in the next two weeks with data entry and installed after entry is complete. Management is to send the homeowner list to The Board to cross reference for accuracy.

**Landscape** – Jan Morse was in attendance and provided landscape update. A few Ixoras at the beach entrance were replaced and irrigation was checked for proper practice. The mulching has commenced, and the main entrance will be mulched after the paving project has been completed. The mulch for the main entrance has been set aside in the storage facility area. Management is to follow up on the

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mulching. Management is to discuss with Hardrives about removing the sand by sweeping rather than blowing off to avoid turf and/or plant damage. Management is to follow up with Tony's Trees on two Bismarckia palms at the front entrance that were not trimmed. It was noted that the fronds were not properly lit with Holiday lighting this year. Management is to follow up with Randy's Lighting to see if they can review and make the fronds like last years lights. Driftscapes will be replacing the annuals on Monday. The annuals to be placed in the pots and the planter will be on hold until the paving is complete. Insight Environmental Solutions will begin services January 1 2021, in place of TruGreen. Management is to follow up on seeking reimbursement for the damages incurred by Trugreen's negligence. Damaged sod due to the paving project will be replaced and management is to follow up with homeowners to ensure proper irrigation.

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

Management Report – Amanda provided the management update. Management has received much compliance, from homeowners, for violation notices at this time. Mary Jane and Amanda will inspect the community next month. The first Annual Meeting notice has been mailed to the residents.

**Old Business**

- Road project- The Engineer, the Town of Jupiter and the contractor, Hardrives are in negotiation for the approval of the repairs along Ocean Walk Blvd. The Town has questioned the methodology of the repairs. The Engineer has agreed that the repairs are satisfactory and is requesting a six-month extension on the Hardrives warranty. Once the negotiations are finalized, the project will be completed in full. Steve noted that some of the manhole covers were not up to grade. Management is to follow up with Hardrives to see if this is a final punch list item.

**New Business**

No New Business to discuss.

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

**Next Meeting Date** – January 20, 2020 at 4pm. Location via Zoom

There being no further business to discuss, the Board meeting was adjourned at 4:45 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

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