

# OCEAN WALK PLACE HOA, INC BOARD OF DIRECTORS MEETING

February 16, 2022

Location: Meeting held via ZOOM

5:21 Pm

## Minutes

**Call to Order:** Meeting was called to order at 5:21 pm by Karen Wisdom

**Determination of Quorum:** A Quorum was present and established at the Annual Meeting held prior to the Board Meeting. The 1<sup>st</sup> order of business was to appoint Kenneth Morse as a member of the Board. Ned made the Motion to appoint Kenneth and David seconded. Motion passed 5-0

**Minutes Approval:** The Minutes from the January 19, 2022, meeting were reviewed. Ned made a Motion to approve, and Kenny seconded. The Motion was approved 5-0.

**Financial Report:** Ned Levine having previously given the financial report during the annual meeting just gave a short recap and spoke about the mulch project being moved from the 2021 budget to the 2022 budget. The community also paid the new Landscape Architect Michael Flaugh a deposit. Also Ned is working with ADI to clean up any small balances owed to the community after the assessment increase.

## **Committee Reports**

**SECURITY:** Kenny Morse reported that he has been looking into possible options including increasing the height of existing speed humps and possibly adding rumble bars to the community to try and control speeders. Thought needs to be given to low profile vehicles and to the sounds rumble bars would create. The community is getting bids for repainting the lines on the street to help indicate stop signs. The gate recently had the WIM exchanged to be more reactive to transponders and so far, this seems to be helping.

**LANDSCAPING:** Jan Morse gave her report which is attached to these minutes. 3 Palm trees were recently removed due to Ganoderma. 2 were at the front entrance and 1 by the pond. Some lighting was damaged during the removal but was repaired by the electrician. Superior Waterways has added some aquatic plants to the pond and will be adding more. Lilly pads were also added. The Community was recently mulched and Jan met with the new Property Manager, Mindy to help her to understand the landscaping needs of Ocean Walk.

The projects at 122 Sandpiper and 112 Bluefish were recently completed and 114 E Spearfish is almost done. In early March Jason from Driftscape Landscaping will be removing and replanting some areas around the pond. A small trial of metal edging was done in 3 areas to see how durable it would be in certain areas. The trial was a success and additional areas will now be done.

Native Green will be doing a treatment on 2/18/22 and Jan will be meeting with the Landscape Architect on 2/24.

**COMMUNITY RELATIONS:** Kenny confirmed that over 146 people have RSVP'd to the Picnic on 2/26/22 so far. Food Shack will be catering. There will be 10 tables, 100 chairs, and 5 high tops.

Caroline Wikel from the welcoming committee announced that the committee will be welcoming all new residents personally. A bag has been designed that will contain the rules and regulations for the community along with a guide for the Town of Jupiter and an Ocean Walk Decal. Eventually all residents will get a bag. The budget is approximately \$12-\$15 per resident to do 200 bags. They hope to get the bags by April.

**A motion was made by Kenny to proceed with the bags and was approved 5-0.**

**AAFOC:** Paul Elliott reported that there was a meeting to discuss the Mako Storage Lot and an engineer will be brought in to determine a layout to maximize usage of the space.

There was a meeting with the insurance agent. Tower Hill has been downgraded so a new policy will be issued from a higher rated company. The Association is looking into increasing the coverage from 1 million to maybe 2 or 3 million depending on cost. There are currently no outstanding claims against our insurance that he knows of. The committee would like to see an audit of the associations financials but Ned Levine pointed out that according to Florida Statute 720 only a review is required for the community. The Committee also would like to see outstanding balances either sent to the attorney or have their amenities restricted.

**ACC:** Kathryn provided a report and thanked the rest of the committee for their support and recommendations. The committee is still looking at color palette options for the community, considering the architecture and climate to provide visual cohesion. The current colors are in the docs so the board may need to discuss an amendment at some point. The Architectural guidelines on the website are outdated and need to be updated.

Board members cannot also serve on a committee.

▪ PENDING APPLICATIONS:

- 101 Mako La-O'Meara-Front Doors
- 105 Rainbow Fish-Johnson-Revised-Driveway Pavers
- 108 Angelfish La-Waterston-Ex Paint

▪ DISAPPROVED:

- APPROVED: ▪ 105 Rainbow Fish – Johnson - Gates
- 101 Rainbow Fish – Shlamowitz - Gate
- 101 Angelfish-Wikel-Window
- 105 Rainbow Fish-Johnson Driveway
- 104 Angelfish-Wenstrom-Ex Paint
- 113 & 114 E Tarpon-Young & Kozinski-Fence

**MANAGEMENT REPORT:** Mindy Ramirez from Harbor introduced herself to the community. She discussed getting bids for the Rat Bait traps and getting bids for options for the street painting or thermal plastic.

**Old Business:** Maximizing the space in the Mako Lot was discussed earlier in the meeting.

**New Business:** Placing of trash cans and recyclables at 4pm instead of 6pm was discussed. Ned pointed out that if a change to the Rules and Regulations was to be made there should be a way to quantify yard waste being put out early. Trash needs to be kept out of the way of the postal carrier. **A motion was made by Kenny to change to time from 6 pm to 4 pm. David seconded the motion.**

**The Motion passed 5-0.**

An Eblast will be sent out to the community to let them know of the change.

Bids for the Rat Bait boxes was discussed. So far one bid has been obtained. Need 2 more. Boxes need better compliance as far as being staked to the ground, maintained, and bait changed out regularly.

The Hotwire link need to be posted on the website.

**Next Meeting Date:** March 16<sup>th</sup> 4 pm

**Meeting Adjourned:** A Motion was made by Kenny to adjourn and seconded by Dave. Meeting was adjourned at 6:52 pm.

Minutes submitted by Mindy Ramirez, LCAM  
For and on behalf of the Board of Directors