

OCEAN WALK PLACE HOA, INC BOARD OF DIRECTORS MEETING

March 16, 2022

Location: Meeting held via ZOOM

4:01 Pm

Minutes

Call to Order: Meeting was called to order at 4:01pm by Kenny Morse

Determination of Quorum: A Quorum was present and established with Ned Levine, David Thorpe, Karen Wisdom, Kenny Morse and Steve Kavanewsky in attendance.

Minutes Approval: The Minutes from the February 16, 2022, meeting was reviewed. Ned made a change in wording which was corrected. Motion to approve was made by Karen, and David seconded. The Motion was approved 5-0.

Financial Report: Ned Levine presented the financial report stating that the Community was currently over budget, but he believed it to do with timing of bills being received rather than an actual overage. More residents attended the picnic than was expected so there was an overage in the budget for that. Management needs to work with ADI to clean up any small balances owed to the community after the assessment increase and resident with outstanding assessments. The overage of the budget will continue to be monitored but Ned believes it should not be an issue.

Committee Reports

LANDSCAPING: Jan Morse gave her report which is attached to these minutes. She also met with the owners of 101 Mako Lane to come up with a short-term fix to the landscaping outside of their wall as they continue to do renovations. There is a more extensive landscape design that will be done after the other work on the home is finished.

COMMUNITY RELATIONS:

Caroline Wikel from the welcoming committee announced that the committee just had a meeting so they will have a more extensive report next month.

AAFOC: Paul Elliott reported that they had sent the attached letter to the board and the majority of their concerns had been answered and resolved.

ACC: Kathryn gave an in depth explanation on how the new color palette was being decided on. The Committee is going forward with Benjamin Moors paints. The committee believes Benjamin Moore has better quality paints, more color options, all stores are locally owned and operated, and residents can get a 10% discount for saying they reside in Ocean Walk. The committee is looking for timeless, classic colors that will work with the existing color scheme. David, Ned and Kenny also found some colors that they would like the committee to consider offering even more color options. The next step would be to order larger samples and at some point put the colors out for the residents to see in various light settings.

Once the committee has a recommendation and the Board approves, the color choices will go to the Community for a vote.

▪ **PENDING APPLICATIONS:**

- 102 Bluefish -Flavell-Driveway, Walkway and Pool Deck (Sample to be viewed soon)
- 101 Mako La-O'Meara-Ex Paint
- **DISAPPROVED:** None at this time.
- **APPROVED:** ▪ 101 Mako La-O'Meara-Front Doors ▪ 105 Rainbow Fish-Johnson-Revised-Driveway Pavers
- 108 Angelfish La-Waterston-Ex Paint ▪ 131 Bonefish Cir-Shippee-Roof ▪ 131 Bonefish Cir-Shippee-Roof Revised Color

SECURITY: The gate reader, which was on loan from Victory, was replaced with Ocean Walks original reader. The WIM card appears to be working with the original reader.

MANAGEMENT REPORT: See Attached

Old Business: Rodent Bait Boxes: Management needs to terminate Crown Pest Management due to lack of performance and upkeep. **A Motion was made to move forward with Native Green Pest Control. Karen made a Motion to approve, David seconded and all approved.**

Kenny Discussed the difference between painting the roads to help with speed control in the community and using a thermoplastic. It was decided that painting was a better option and painting more frequently might be necessary. **A Motion was made by David to move forward with the company providing the lowest cost bid, Karen seconded and all approved.** Adding additional stop signs may be an option to explore moving forward.

Mailboxes need to be replaced. 3 Bids need to be obtained by management for the replacement of mailboxes and posts where needed.

New Business: The bench by A1A needs to be replaced. AFFOC brought this to the Boards attention. Kenny removed the bench as it was not sturdy. A Polywood bench was proposed with an approximate cost of \$695. **A motion was made by David to purchase the new bench. Karen seconded the motion. The Motion passed 5-0.**

The Board will either be purchased from Amazon or Polywood direct depending on who has the better price and warranty.

The Board went over 21 proposed changes to the Declaration of Covenants, Conditions and Restriction. **Motions were proposed on all of the changes, and all passed.**

The next step is to have the attorney propose the correct wording to update the 21 changes and then the changes will be presented to the Community for a vote.

Next Meeting Date: April 20th 4 pm via Zoom

Meeting Adjourned: Meeting was adjourned at 5:20 pm.

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