

OCEAN WALK PLACE HOA, INC BOARD OF DIRECTORS MEETING

Wednesday, April 15, 2020
Location: Mtg held via ZOOM
4:00 pm
Minutes: Approved 5-18-20

Call to Order: Meeting was called to order at 4:00pm by Kenny Morse.

Determination of Quorum: Quorum was present. Kenny Morse, Mary Jane Boorse, Ned Levine, Julie Tamburro and Steve Kavanewsky were present. John Tracy from Harbor Management was present

Minutes Approval – January meeting minutes were reviewed. Some changes were made and Motion was made to accept with changes. Motion was seconded and minutes were approved unanimously.

Financial Report – Ned provided financial report for March financials. He reported that the financials continue to remain in strong condition and under budget for the year with adequate reserves. March was under budget. Delinquencies are in good order. The largest delinquency has been settled as the property sold.

Committee Reports

AAFOC – Bob Franke was in attendance however did not have an update at the AAFOC has not met due to COVID-19.

ACC – The Board reviewed the applications and discussed the use of natural wood for balconies as 111 E Tarpon is requesting. A motion was made to amend the guidelines to allow for natural wood and/or staining thereof within certain stain colors which will be determined by the Board in the upcoming days. Once determined, the colors will be included in amended guidelines which will then be distributed to community. Motion was seconded and approved unanimously.

○ **PENDING APPLICATIONS:**

- 107 Bonfish Cir. - Stucco Exterior (Need one more approval)
- 108 Sea Horse Ln – Replace Driveway Pavers (Need one more approval)
- 111 E Tarpon Ln – Balcony Deck Upgrade/Replacement
- 113 E Tarpon Ln – Paint Exterior Trim (Need one more approval)
- 128 Sandpiper Cir. – Gate Replacement (Need one more approval)

○ **DISAPPROVED:**

- None

○ **APPROVED:**

- 101 W Spearfish Ln – Impact Windows & Doors
- 102 W Tarpon Ln – New Construction of Home
- 103 Bonfish Cir. – Front landscape improvements
- 104 Sunfish Ln – Driveway Paver Replacement
- 105 Amberjack Ln – Roof & Window Replacement
- 110 Rainbow Fish Cir. – Garage Door Replacement
- 111 E Spearfish Ln – Stucco Replacement & Paint Garage Doors & Gates

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- 112 Bluefish Cir. – Flat Roof Replacement
- 132 Bonefish Cir. – Paint Exterior

Security – discussion was had on gates as they continue to have problems. John will meet with Peter to discuss and get pricing on replacing motors.

Landscape – Jan was in attendance and provided landscape update.

Community Relations – no report

Management Report – John provide management update

Old Business

- Road project – there is a prework meeting scheduled for May 6, 2020 at 11am with Hardrives and Tom McCarthy. John will see about holding meeting via ZOOM for board members
- Seabrook/OW wall repair – John provided update on wall repair status. The owners are in process of preparing application for repair. John will reach out and discuss what if required to move ahead

New Business

- Grate repair – Three proposals were reviewed and the Board agreed to contact PCI regarding price and availability. Should they reduce price to an acceptable amount and be available, they will be the selected contractor. John will reach out to PCI.
- Crosswalk sign – a proof was reviewed and approved to order two signs
- COVID-19 impact on community was discussed and the importance of continuing to remind residents to social distance and be cognizant of surroundings, other people an overall situation.
- Water restrictions – discussed current water restrictions in place by PBC. Limited to no water between 7am and 7pm with two water cycles per week not to exceed 1 inch.
- Dog waste – residents not picking up dog waste continues to be a problem. Signs will be put out until May 1st reminding residents to pick up waste.

Open Forum – one owner was in attendance

Next Meeting Date – May 20th at 4pm. Location TBD most likely via ZOOM

There being no further business before the Board the meeting was adjourned.

Respectfully Submitted,
John Tracy, LCAM
For and On Behalf of the Board of Directors