

# OCEAN WALK PLACE HOA, INC BOARD OF DIRECTORS MEETING

April 20, 2022

Location: Meeting held via ZOOM

4:02 Pm

## Minutes

**Call to Order:** Meeting was called to order at 4:02 pm 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 March 16, 2022, meeting was reviewed. Motion to approve was made by David, and Karen seconded. The Motion was approved 5-0.

**Financial Report:** Ned Levine presented the financial report stating that the Community was currently slightly under budget. He was happy to see some of the smaller balances cleared up by ADI and Harbor Management.

Only 1 Resident has a balance over 90 days. A 30-day letter was sent by ADI on 3/17/22 with no payment being received.

**Kenny made a motion to send the resident to the attorney for collections, Ned seconded and all approved.**

## **Committee Reports**

### **COMMUNITY RELATIONS:**

Caroline Wikel from the welcoming committee was not available to attend the meeting so Mindy from Harbor read her report which is attached. David added the bags had in fact been delivered and he showed everyone attending the bag.

**AAFOC:** Paul Elliott submitted the attached report and he along with Ned Levine and Avo Koiv will meet with ADI on Friday April 22, 2022 to go over a few items/questions with the accountant.

**ACC:** Kathryn stated that the color selection process was still ongoing with the committee looking into a white and yellow option to add to the palette.

The committee is still working on the revisions to the guidelines for architectural review.

**Kenny made a motion that once they are finalized, they are approved. Ned seconded and all approved.**

Once they are finalized, they will be posted on the website and sent via Eblast to the community.

- 102 Bluefish -Flavell-Driveway, Walkway approved.
- 107 Angelfish is still pending

**SECURITY:** The Board is looking into adding 2-3 additional stop signs. Property owner permission is currently trying to be obtained. They would be added at the intersection of Sunfish and Ocean Walk

Blvd and Seahorse and Ocean Walk Blvd. Paul Elliott suggested maybe changing the landscaping to narrow the street to potentially slow down residents exceeding the speed limit but a photo of what he is proposing was requested by the Board members for further clarity.

**LANDSCAPING:** Jan Morse gave her report which is attached to these minutes. She wants to make sure all landscaping bills go to her first for approval before being submitted for payment. She also gave a recap of the positive momentum in the community right now with many residents addressing their landscaping.

**MANAGEMENT REPORT:** Mindy from Harbor Management read the attached report.

**Old Business:** The bollards near the US1 entrance were hit by a vehicle again and are being repaired. Bids are still being obtained and options are being explored to replace the mailboxes. The Bench was replaced near A1A. RCI will begin the street painting project once the additional stop signs are added.

**New Business:** Karen Wisdom is stepping down from the Board effective 4/20/22.

**A motion was made by Kenny to appoint Tyler Guiliano to the Board. David seconded the motion. The Motion passed 4-0.**

**Next Meeting Date:** May 18<sup>th</sup> 4 pm via Zoom

**Meeting Adjourned:** Meeting was adjourned at 4:40 pm.

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