

OCEAN WALK PLACE HOA, INC
BOARD OF DIRECTORS MEETING

May 25, 2022

Location: Meeting held via ZOOM

Meeting was held immediately following the Special Meeting

Minutes

Call to Order: Meeting was called to order at 4:12 pm by Kenny Morse

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

Minutes Approval: The Minutes from the April 20, 2022, meeting was reviewed. Ned Levine asked for one change to the Minutes.

A Motion to approve the revised Minutes was made by David, and Steve seconded. The Motion was approved 5-0.

Financial Report: Ned Levine presented the financial report. He also informed the Community that he and Aavo Koiv from the AAFOC Committee had met with ADI to correct some issues with the accounting. One issue was the mulch project was recategorized into the 2021 financials where it was originally budgeted for.

Committee Reports

AAFOC: Paul Elliott submitted the AAFOC report and the questions they had were answered by the Board prior to the meeting.

ACC: Kathryn discussed the numerous questions and concerns regarding the addition at 107 Angelfish including the privacy wall, additional plantings and all of the neighbors' concerns. She is working with Laura at Harbor and Ken Marshall to decide on the best course of action for the Community and the committee will be putting forth their recommendation to the Board soon. Screened in Enclosures are still not acceptable in the Community.

SECURITY: The Board has ordered 3 additional stop signs for the Community. One member of the community asked for working cameras to be placed near the canals on the North and South side of the Community as part of the Hotwire Installation.

LANDSCAPING: Jan Morse gave her report. Mindy from Harbor is working with Sago to help maintain the Community standards. The algae in the pond needs a granular treatment and Chris from Superior Waterways has guaranteed the aquatic plants will not be damaged by this treatment or they will be replaced at no cost. The community is installing a turtle basking station that Superior will install. It is slightly used which will save the community money. Harbor is following up with Tony's Trees to get an estimate and schedule the coconut palm trees trimming prior to hurricane season.

COMMUNITY RELATIONS:

Caroline Wilkel was in attendance but informed everyone that Eileen Lyons will be chairing the committee in her absence. Most of the bags have been distributed with only Sandpiper left to do. David and Tyler offered to help distribute them to the residents on Sandpiper. So far, they have received very positive responses from the community.

MANAGEMENT REPORT: Mindy from Harbor Management read her report which touched on the stop signs, road painting, and a new maintenance person for the Community.

Old Business: Hotwire has begun their installation and updates of which area of the community they will be working in will be sent out weekly. The perimeter measurements have been sent to Paul Elliott for the Mako Lot for his contact to draw up an option for space planning in the Storage Lot. RCI will begin the street painting project once the additional stop signs are added.

New Business: David presented his proposal to add a Little Free Library to the Community. The cost will be approximately \$500, and the Board may do a design contest to have the library painted.

A motion was made by David to move forward with the purchase of the library and Steve seconded the motion.

The Motion passed 5-0.

Next Meeting Date: June 15th via Zoom immediately following the Special Meeting.

Meeting Adjourned: Meeting was adjourned at 5:32 pm.

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