

OCEAN WALK PLACE HOA, INC
BOARD OF DIRECTORS MEETING

Wednesday, June 16, 2021

Location: Mtg held via ZOOM

4:00 pm

Call to Order: Meeting was called to order at 4:04 pm by Mary Jane.

Determination of Quorum: A quorum was present with Kenny Morse, Mary Jane Boorse, Ned Levine, Karen Wisdom and Steve Kavanewsky. Steven Russell from Harbor Management was present, as well as 15 owners.

Minutes Approval – Minutes from the May 26, 2021, were not completed so no vote was taken,

Financial Report – Ned provided an update on the May financials. As of end May total assets \$481K. \$127K operating fund surplus. Operating account ended May with \$198K in assets for the month essentially flat \$1121K over budget, and YTD \$24K under budget. Reserve balance at end of May \$283K. Owner receivables in very good condition down from \$8038 total past due last month to \$4350.

Committee Reports

AAFOC – Bob Franke gave the committee report. The committee had a phone conversation with Paul (inaudible). They would like to add him to the committee based on his accounting experience. The committee questioned why the association has not made much money on Mako Lane. Management will reach out to the four delinquent accounts as to the status of their accounts.

ACC – Kathryn Wong reported the following approved ARC applications: 108 W Sandpiper, 108 W Spearfish, 110 Sandpiper, 103 Sandpiper, and 101 Angelfish. She reported 105 Bluefish was pending regarding the house color submitted. **Deck Around Lake** – Kathryn Wong and David Thorpe presented a basic conceptual drawing of an expanded (replace) concrete pad in a curved pattern / shape with two additional benches. This would not affect the roots of the oak trees and would add additional seating. Multiple owners shared their thoughts both for and against. Some lakeside residents objected based on potential increase in noise levels.

Security – No Business to discuss.

Landscape-

Jan Morse was in attendance and provided a landscape update on completed and upcoming projects. She stated that the front entrance pots are drying out, so the irrigation frequency has been increased. The irrigation at the pond area has been changed from reclaimed pond water to city water due to the frequent low water levels in the pond. Insight Environmental Solutions followed up on some sod areas of concern, no chinch bug was noted. Management is to send a letter of acknowledgement to any homeowner planting plants that are not on the approved planting list to ensure maintenance responsibility by the homeowner. Sago will be removing three Ganoderma infected Arecas. Management is to follow-up with maintenance personnel to trim hedges/trees to ensure stop sign sightlines are clear. Management is to reach out to the pressure cleaning company to clean the large decorative rocks within the front and back entrance beds. Harbor will inventory remaining coconuts on resident's palms and active construction sites within the community in preparation of hurricane season.

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Community Relations – No business to discuss.

Management Report – Steven Russell shared that the sewer grate inside the gates needs a welded collar that is not present but present on other grates. He is awaiting a proposal from a welder who has been onsite to examine it.

Old Business

- Canal Project – Kenny Morse spoke with Superior Waterways. Asked Chris and Sago for a proposal to remove grass in canal. Chris' foreman said the quickcrete needs to be assessed for repair or replacement along banks.
- Valley repair at 105 Amberjack – after some discussion, the Board agreed that the expense to remove and replace the pavers when the valley is repaired is not the homeowners' responsibility.

New Business

- Wall Painting Project – Mary Jane and manager drove the property with one vendor to discuss parameters. Proposal received. The Board agreed to obtain three additional proposals and will supply their contact information with management.
- Cable Contract – Ned Levine summarized the process performed by a cable consultant to obtain multiple competitive proposals for community wide cable/internet. He has spoken with three consultants and feels the association should use one for this process. Their fee is generally 25% - 30% of the door fee. He would like volunteers for a committee. All three consultants are willing to do a Zoom presentation next week. He stated this is the best time to negotiate this contract in relation to the date the current contract with Comcast expires.

Open Forum – A few owners brought up some minor community concerns.

Next Meeting Date – July 21, 2021

There being no further business to discuss, the Board meeting was adjourned at 5:17 pm with a motion from Ned and a second from Kenny.