

OCEAN WALK PLACE HOA, INC
BOARD OF DIRECTORS MEETING

Wednesday, July 15, 2020
Location: Mtg held via ZOOM
4:00 pm
Minutes: Approved

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, Steve Kavenewsky and Julie Tamburro were present. John Tracy and Amanda Coffey from Harbor Management were present.

Minutes Approval – June meeting minutes were reviewed. A motion was seconded and minutes were approved unanimously.

Financial Report – Ned provided financial report for June financials. He reported that the financials continue to remain in strong condition and under budget for the year with adequate reserves. Management is to follow up on a homeowner overpayment/refund and one delinquent homeowner. Management is to re-code Buffo toad invoices and follow up on the transfer approved at the last BOD meeting. Ned explained the paving project is on track with current expenses.

Committee Reports

AAFOC – Bob Franke, as representative of the AAFOC, asked questions which all were answered by the BOD. The committee expressed thanks to the Board of Directors and the management team for all their hard work.

ACC – No pending applications.

- **PENDING APPLICATIONS:**
- **DISAPPROVED:**
- **APPROVED:**
 - 105 Amberjack Ln – Paint Exterior of Home / Stucco
 - 122 E Bonefish Cir. – Install an aluminum deck on rear patio
 - 121 Bonefish Cir. – Impact Windows & Doors

Security – no security update.

Landscape – Jan Moorse was in attendance and provided landscape update. TruGreen has been approved to treat for chinch bugs. As stressed lawns are susceptible to chinch bugs, Management will recommend proper irrigation to the homeowners, as well as to have the treatment completed prior to any sod replacements. Sago has been asked to provide weed control every two weeks.

Community Relations – no report

Management Report – John provide management update.

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Old Business

- Road project – PCI is to replace multiple (5) drainage grates in the community to be completed by no later than the end of the month. Harddrives is to begin next month after the grates have been replaced. Management is to send notice to homeowners on the same. A motion was made to complete a full mill of the asphalt. The motion passed unanimously.
- Wall repair along seabrook – Keith Raymond provided an update. The owners along Bonefish are working together to manage this project.

New Business

- Introduction of new property manager- The Board welcomed Amanda Coffey to Ocean Walk as their new property manager.
- Randy's Lights- Management is to ask Randy's lighting for pricing to leave the lights up until the end of February.
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Open Forum – no owners in attendance

Next Meeting Date – August 19, 2020 at 4pm. Location TBD

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

Respectfully Submitted,
Amanda Coffey, LCAM
For and On Behalf of the Board of Directors