

OCEAN WALK PLACE HOA, INC BOARD OF DIRECTORS MEETING

August 17, 2022

Location: Meeting held via ZOOM
4PM

Minutes

Call to Order: Meeting was called to order at 4:01 pm by Kenny Morse

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

Minutes Approval: The Minutes from the July 20, 2022, meeting was reviewed. **A Motion to approve the Minutes was made by David, and Ned seconded. The Motion was approved 4-0.**

Financial Report: Ned Levine presented the financial report. The \$1260 management fee invoice 2905 needs to be changed to the correct code. Before meetings going forward the Board should get a current A/R report from ADI.

Committee Reports

LANDSCAPING: Jan Morse gave her report. 2 applications approved. The pond is looking good, and the canals have been added to the Superior Waterways maintenance program. Jan stated that she is the liaison between the landscape architect Michael Flaugh and Ocean Walk. Jan proceeded to give the Board an update on the project. An email with the plans from the architect was sent to Board members, AAFOC and Landscaping committee members prior to the meeting and their concerns have been noted and will be presented to the landscape architect.

Ned discussed how the project could be funded from current monies in the budget without having to assess the Community. Concerns over the price of the project as well as different plant options were discussed. The project could be done in 2 phases, east/west of the gate. Diseased Areca Palms need to be removed asap and replacement options need to be in place. A homeowner expressed his concern about Ganoderma spreading to private residences. All aspects of the project including lighting, equipment rentals etc. need to be considered.

AAFOC: The AAFOC committee submitted questions to the Board prior to the meeting and all were answered. AAFOC is concerned with certain items going over budget such as fertilizer and irrigation. New contracts had been signed with Native Green and Insight Environmental that AAFOC had previously approved, and irrigation overages were related to unanticipated repairs. Aavo asked if existing Comcast boxes throughout the community could be removed and Ned responded that the previous Comcast contract needed to be honored as they are the property of Comcast. AAFOC would like to see a more moderate approach to the front entry landscaping project.

ACC: Kathryn stated that 2 applications had recently been approved.

SECURITY: Management working with JPD to investigate options for anyone running stop signs in the Community. Preventing an accident is the main focus.

MANAGEMENT REPORT: Mindy from Harbor Management presented her report which touched on the ongoing Hotwire installation and restoration of the Community after the installation is complete. Will arrange street painting near stop signs before having police in the community.

Old Business: The Board is still considering other dog poop stations. New stations will be ordered once the Community is low on dog waste bags. Ned and David will work together to decide on new dog waste stations.

New Business: A homeowner asked about the ongoing work at 101 Mako. Management will reach out to homeowner to have wall painted and landscaping installed as soon as possible.

Next Meeting Date: September 21st, 2022, 4 PM via Zoom

Meeting Adjourned: Meeting was adjourned at 5:15 pm.

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