

**OCEAN WALK PLACE HOA, INC**  
**BOARD OF DIRECTORS MEETING**

Wednesday, September 16, 2020

Location: Mtg held via ZOOM

4:00 pm

Minutes: APPRVD 10.21.2020

**Call to Order:** Meeting was called to order at 4:00pm by Kenny Morse.

**Determination of Quorum:** A quorum was present with Kenny Morse, Mary Jane Boorse, Ned Levine, and Steve Kavanewsky were present. Julie Tamburro was not in attendance. Amanda Coffey from Harbor Management was present.

**Minutes Approval** – The August meeting minutes were reviewed. A Motion was made by Mary Jane to approve the minutes and seconded by Steve Kavanewsky. The motion passed unanimously.

**Financial Report** – Ned provided financial report for the August financials. He reported that the financials continue to remain in strong condition and under budget for the year with adequate reserves. The financials remain a cumulative \$28k under budget for the year, with \$18k under budget on landscaping and showing over budget on social events, lake maintenance and on-site personnel. The onsite maintenance personnel line item is showing overpayment as the previous months invoice was paid in this month's financials. Updated owner receivables as of last Friday show that they continue in excellent shape with management notifying all accounts over 60 days.

**Committee Reports**

**AAFOC** – Bob Franke was in attendance. Ned and Bob discussed any questions or concerns of the AAFOC.

**ACC** –

- **PENDING APPLICATIONS:**
  - 104 Sunfish Lane – Replace Driveway Pavers
  - 105 W Spearfish Lane – Replacement of Windows & Doors – Paint House
  - 107 W Spearfish Ln – Paint Exterior
- **DISAPPROVED:**
- **APPROVED:**
  - 114 Bonefish Cir. – Perimeter Wall Repair
  - 115 Bonefish Cir. – Perimeter Wall Repair
  - 116 Bonefish Cir. – Perimeter Wall Repair
  - 117 Bonefish Cir. – Perimeter Wall Repair
  - 105 W Spearfish Ln – Roof Replacement
  - 117 Sandpiper Cir. – Perimeter Wall Repair

**Security** – Management is to contact the Attorney to draft a letter regarding the safety of the community and to address the invoice to repair the damages.

**OCEAN WALK PLACE HOA, INC**  
**BOARD OF DIRECTORS MEETING**

Landscape – Jan was in attendance and provided landscape update. Jan had discussed with Amanda to ensure scheduling with trimming and paving is coordinated properly. Management is to oversee the tree trimmers when they come to trim the community trees.

Community Relations – No community relations report currently.

Management Report – Amanda provided the management update.

Old Business

- Road project- Update was given on the Road paving projects. There has been a temporary hold on the project due to repairs that need to be made. The engineer and Hardrives are working together to assess the repairs and correct the issues. The curb stops were discussed, and Amanda is to follow up.
- Wall repair along Seabrook- Keith Raymond has stated the demolition has begun 9.17.20
- Discuss Landscaping Guidelines- Mary Jane stated she will review these with Jan and can be discussed at a future meeting.
- Sales/Lease Applications- The sales application is still under review and the rental application is complete. The cost of the decal sticker has been omitted from the applications as the cost changes from time to time.

New Business – No New Business to discuss.

Open Forum – A homeowner has expressed his concerns with an architectural change his neighbor has made to the adjoining wall on his property. The homeowners are to discuss and determine an agreeable solution.

Next Meeting Date – October 21, 2020 at 4pm. Location via Zoom

There being no further business to discuss, the Board meeting was adjourned at 5:18 pm.

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