

OCEAN WALK PLACE HOA, INC
BOARD OF DIRECTORS MEETING

Wednesday October 20, 2021

Location: Mtg held via ZOOM

4:00 pm

Minutes

Call to Order: Meeting was called to order at 4:00 pm by Karen Wisdom, President.

Determination of Quorum: A quorum was present with Steve Kavanewsky, Ned Levine, Kenny Morse, Eileen Lyons, and Karen Wisdom. Ray Basante LCAM represented Harbor Management. There were a few residents on zoom.

Opening Statement: Karen Wisdom welcomed those in attendance.

Minutes Approval - Minutes from the September 17, 2021, were reviewed. **Kenny Morse made the motion and Eileen seconded the motion and the motion passed 5-0.**

Financial Report- Ned provided an update on the September financials; **his report is attached to these minutes.** Ned also, talked about the 2022 Proposed Budget and mentioned an increase from \$630 to \$693 per quarter. Ned made a motion to send out the 2022 proposed budget to the homeowners before next month meeting, seconded by Kenny Morse and the motion passed 5-0.

Committee Reports

AAEOC - Bob Franke reported on behalf of the Committee. **Report is attached to these minutes.**

CABLE COMMITTEE - Ned Levine reported on the bulk cable, attended virtual presentations with Hotwire and Blue Stream, checked references, scheduled site visit to Hotwire headquarters October 28, 2021.

ACC - Kathryn provided a report.

The following applications were reviewed and approved.

- IOI Mako - La-O'Meara-Garage Doors.
- 112 E Tarpon-Koiv and Wong-Windows.
- 104 Angelfish La-Replace existing Deck/resurface and tile pool.
- 112 Bluefish Cir.-Wellman Cheung-Windows and Doors.
- 114 Bonefish Cir-Freeman-Roof.
- 103 W Sandpiper Cir-Clegg-Roof.
- 105 Albacore La-Austin-Balconies, Ex Repair and Paint.
- 102 W Spearfish-Delucia-Roof.

Security - Kenny Morse reported on the challenges of cameras at the boat storage area. Internet is needed to provide connections. This will be considered with the new Bulk Provider.

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Landscape - A report was provided (**attach to these minutes**) It was requested to have a Landscape Schedule provided for services to include weed schedules (2 times) and notify Manager when complete. Kathryn Wong provided input on lands ape. Weeds and trimming were discussed for needed improvement. Jan Morse added that the Committee Members purpose is to provide oversight and planning. Property Manager will provide inspections and report back to the Committee. The tree trimming has been completed by Tony's Tree's, they also removed two dead palm trees.

There are fifteen areca palms that have Ganoderma disease, some are located inside the gate and some outside the gate. There was lengthy discussion about whether to remove the areca palms now or wait until there is a plan in place, no decision was made so this item was table.

Community Relations - No business to discuss.

Management Report - Ray Basante reported on the responsibility of homeowners maintaining their landscaping outside the wall, because it is very difficult on some houses to determine who is responsible for maintaining it. Ray mentioned the wall painting will take place starting on November 8th, 2021, from the A1A gate to the west gate. The painting company (RCI) will post hangers on doors when they are getting close to your house.

Ray is also in the process of setting up more interviews for landscape architects.

There have been several repairs to the gates over the last couple of weeks.

The vines on the east wall on A1A have been removed by Sago landscaping, the wall will need pressure washing and patching before painting.

Old Business

New Business

Next Meeting Date - November 22nd@ 5:00 pm

There being no further business to discuss, the Board meeting was adjourned.

Submitted by:

Ray Basante, LCAM

For and on Behalf of the Board of Directors