

OCEAN WALK PLACE HOA, INC
BOARD OF DIRECTORS MEETING

Wednesday, August 18, 2021

Location: Mtg held via ZOOM

11:30 am

Call to Order: Meeting was called to order at 11:30 am by Mary Jane.

Determination of Quorum: A quorum was present with Kenny Morse, Mary Jane Boorse, Ned Levine, Karen Wisdom and Steve Kavanewsky. Elizabeth Fitzmorris from Harbor Management was present.

Minutes Approval – Minutes from July 21, 2021 were approved Kenny Morse made the motion and Karen Wisdom seconded the motion and the motion was unanimous.

Financial Report – Ned provided an update on the July financials. As of end July total assets \$536,000, and \$141,000 operating fund surplus. Operating account ended July with \$249,000 in assets for the month. \$700.00 over for maintenance but this should change as hours are to be held at 20 unless approved by Board for OT.

Discussed Past due balances and possibility of Cable suspension when delinquent. Manager will contact Cable company and discuss.

Committee Reports

AAFOC – Bob Franke request follow up on delinquent accounts. Committee would like to review the paint proposals, and renditions and specs for pond project before votes on these matters.

CABLE COMMITTEE- Proposals are supposed to be in to Convierge by the 19th. Ned will send survey results to Board members.

ACC – Discussion ensued about specific ACC applications. 3 applications approved, 1 was denied (Sunshades).

Committee discussed the need to update Color Palette to reflect current color names that have changed since documents were created. Kathryn will reach out to Benjamin for information.

Discussion over owners who did work without submitting an ACC application. Eblast to go out as a reminder of our regulations for changes and the process- Management

POND AREA: Management submitted proposal for Concrete slab and table and chairs. Board discussed and would like renditions and a few more proposals.

Security – A homeowner brought up the lack of security at the mako lane storage areas and the increase in storage fees. He stated that the gate is not secure and suggested cameras. Kenney Morse said he would talk to Bob Taylor at the cost for this.

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Landscape – Superior Waterways is scheduled to begin the pond/canal erosion project on 8/24/2021 and is scheduled to last three days.

Jan is working with owners of 106 Bluefish and 114 E Spearfish and Jason, from Driftscape, on finding alternative planting solutions for the failing sod at these locations.

Manager will discuss with Sago overall expectations and landscaping issues such as trimming of wall vines and vegetation near up lighting, gutter clearances, sight lines, proper Clusia trimming and weed control.

Tony's Trees is tentatively scheduled to begin community palm trimming on Oct. 12th. Vote was taken and motioned by Kenny Morse and second by Ned Levine and passed unanimously. Management will send signed proposal to company to secure scheduled date.

Community Relations – No business to discuss.

Management Report - Manager reported on the meeting with Maintenance and the progress being made. Manager will meet with Sago and discuss all issues Board discussed and seen on property. Violations and the process were discussed as well as delinquent accounts.

Old Business

- Canal Project – Will begin on 8/24/2021
- Wall Painting- No vote was taken. Board wanted to know the time frame on the project. Board discussed the cost.
- Pond Area- A bid was presented however Board would like renditions on slab patters and more options for seating. Manager will gather information.

New Business

New Color Pallet- Committee discussed the need to update Color Palette to reflect current color names that have changed since documents were created. Kathryn will reach out to Benjamin for information.

Open Forum – No one brought up any items for discussion.

Next Meeting Date – September 15, 2021 @ 11 am

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

Submitted by:
Elizabeth Morris, LCAM
For the Board of Directors