

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

Friday, September 17, 2021

Location: Mtg held via ZOOM

11:00 am

**Call to Order:** Meeting was called to order at 11:00 am by Karen Wisdom, VP.

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

**Opening Statement:** Karen Wisdom welcomed those in attendance and stated that MaryJane had resigned her position on the Board for personal reasons. Karen thanked MaryJane for her many years of service for the Association and Ocean Walk Community. Officer Positions and the Board Member appointment are noted under New Business.

**Minutes Approval** – Minutes from the August 18, 2021, were reviewed. **Kenny Morse made the motion and Ned Levine seconded the motion and the motion passed 4-0.**

**Financial Report** – Ned provided an update on the August financials. The year-to-date expenses are under budget. A review was made of maintenance work time, and it was confirmed to cap the hours for maintenance at 20 per week. Accounts Receivable remain in good order. Invoice processing was discussed. Linda Franke requested all landscape invoices be sent to her for confirmation.

The 2022 Budget process is beginning. Ned will be calling a meeting to review the budget.

**Committee Reports**

**AAFOC** – Bob Franke reported on behalf of the Committee. Thanks were provided to the Board Members. Accounts Receivable are paid in full. There was discussion on the paint proposals. Bob requested copies of the insurance policies be emailed to him for review.

**CABLE COMMITTEE** – Ned Levine reported on the bulk cable. Proposals were received from Hotwire and Blue Stream. Presentations are scheduled on September 22 and 23 to provide further information on the services being proposed.

**ACC** – Kathryn provided a report. A new ACC application is available. Notice needs to be sent to the Community. A copy of the application and guidelines will be sent to the Board. It was agreed to include adding the following items to the application: Anticipated Start Date, and Anticipated Completion Date.

The following applications were reviewed:

- 101 Mako – Approved for changes - Garage Doors

**POND AREA:** There was discussion on the location of the slab and furniture placement. Details are being ironed out.

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

**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.

**Landscape** – A report was provided. 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 landscape. 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. Maintenance person is also charged with reporting any conditions that require attention to the Manager for action.

Jan reported the entry did get worked on and was improved. It was noted that Tony's Trees will also need to trim the palms at the entry to prepare for holiday lights.

Tony's Trees is scheduled to perform palm trimming on Oct. 12<sup>th</sup>. Notice will be sent to the Community.

Three palms had to be removed due to Ganoderma disease.

There is some pending items Elizabeth had been working on that will need to be reviewed with Karen.

**Community Relations** – No business to discuss.

**Management Report** – Pam Adams reported on the recent change in Managers due to the departure of Elizabeth Morris. A new LCAM will be introduced.

**Old Business**

Pond Erosion – The work by Superior Waterway is almost completed. Final work is underway. Aqua plantings will be installed over time. Plan is for 3 – 4 months.

**New Business**

- **Resignation of Board Member** – Mary Jane Boorse resigned from her Board Position and Officer Position effective immediately.
- **Assignment of Officers** – **Kenny Morse made a motion to appoint Karen Wisdom as President, seconded by Steve Kavanewsky and approved 4-0.**
- **Assignment of Officers** – **Karen Wisdom made a motion to appoint Kenny Morse as Vice President, seconded by Steve Kavanewsky and approved 4-0.**
- **Appointment of Board Member** – The Board of Directors can appoint a member to fill an open seat. **Kenny Morse motioned to appoint Eileen Lyons to serve on the Board as a Director, seconded by Steve Kavanewsky and approved 4-0.**
- **Wall Painting** – Proposals were reviewed. **Kenny Morse motioned to approve the proposal from RCI for \$90,000, seconded by Ned and approved 4-0.**
- **Holiday Lighting** – The Board reviewed the proposal from Randy's to provide Holiday lighting. One of the trees that is usually lit was removed due to disease. Randy's will be asked to use the lights elsewhere, such as on the roebeleni palms. **A motion was made by Ned Levine to approve the proposal from Randy's Holiday Lighting, seconded by Kenny Morse and approved 4-0.**

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

• **Projects for Landscape:**

- There is significant disease occurring in the areca palms and other palms in the Community. It was estimated that costs for replacement of material at the entry due to this could be \$124,000.
- Irrigation concerns where roadway plantings are not being watered. There is a question as to the irrigation being run by the neighboring property – Maison Delamer This needs to be confirmed.
- Ned Levine suggest the Landscape Committee work on the entry way design plan.

**Open Forum** – There were questions related to the violations process. This will be considered going forward with the new Manager.

**Next Meeting Date** – October 20, 2021 @ 4 p.m.

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

Submitted by:

Pamela Adams, LCAM

For and on Behalf of the Board of Directors