

Ocean Walk Place Homeowners Association
Board of Directors Meeting Minutes
January 18, 2017
Fire Station #18, Tequesta FL
7:00 PM

DRAFT ONLY – PENDING APPROVAL
SUBJECT TO CHANGE

Call to Order:

HOA President, Mary Jane Boorse called the meeting to order @ 7:02 pm. In attendance were Directors David Baker, David Cook, and Kenny Morse and Bruce Fitzgerald (by phone) which was a quorum of the Board. Pamela Adams was present representing FirstService Residential as Property Manager. There were a large number of Residents in attendance.

Special Guest: Bob Taylor, On Spot Wifi, Security Camera Specialist and Ocean Walk Resident

Mr. Taylor provided the Members information on his observances of the Community, his recommendations for consideration and offered insight to his Company and their services. The Board requested Mr. Taylor to further provide a proposal for consideration. The Members were offered an opportunity to ask questions which were addressed.

Approval of Meeting Minutes:

Upon motion duly made by Kenny Morse and seconded by Bruce Fitzgerald, the Board unanimously approved the November 16, 2016 Board Meeting Minutes as presented. Minutes will be posted on the websites. Upon review and approval of the draft minutes from this meeting, the draft minutes will be posted on the Ocean Walk website.

Financials:

David Baker reported on the November and December financials. The financials were also reviewed by the AAFOC. Financials were found to be in satisfactory order. A few charges were noted that need to be re-classed to proper expense accounts which will be done by Management. Prior to any year-end adjustments the Association ended the year with a surplus of over \$15,000.

The Delinquencies were reviewed. Currently, the over 90 days reflects only \$7,047 representing only 2 accounts. One account is currently for sale and the HOA has a lien on the property and one is a violation where the Owner disagrees with the charge. The HOA will continue to track these accounts and confirm proper liens are in place for the security of the HOA. The Board and AAFOC noted the efforts of the Property Manager to collect funds for the Association continues to have a very positive impact.

David expressed his and the Communities appreciation to Mary Jane Boorse for her services to the Community over the past 26 years. Mary Jane has decided not to run for the Board next term. All in attendance offered thanks.

COMMITTEE REPORTS:

Manager's Report:

Pam Adams noted current activities and projects.

Many maintenance items were completed. Parking areas were re-stripped with white paint lines. Entry sign name was painted. A stop pole at the Owner entry gate was straightened and pavers were reset, pole was painted. The gates within the community all required maintenance to hinges and locking mechanisms. A locksmith checked and serviced all gates.

AAFOC Committee:

The AAFOC Committee met and a copy of the report is included with the minutes. Financials for November and December 2016 were reviewed and found to be in satisfactory order. A few charges were identified for reclassification of expense. Management will have the journal entries made for correction.

The Committee further noted their request to have the Revised ARC Guidelines and Landscape Guidelines sent to all Owners. The Committee also encourages the Board to review options for cameras. An additional statement was directed to the lack of Pet Owners responsibility to pick up after their pets and options for action. The AAFOC will meet next on February 20, 2017.

Architectural Review Committee:

Liz Holland reported. The Committees were very pleased to offer the new Architectural Guidelines and updated Rules and Regulations. Some noted changes include adding white in addition to Navaho White for gates. A new form design is in the works. The Committee is also gathering information on vendors to provide a 'concierge service' to Residents looking for qualified contractors.

The Board reviewed and approved, denied or are under review on the following applications that had been sent to Property Manager with recommendation by the ARC Committee:

- 104 Spearfish – Brick Paver Driveway & Entry – Approved
- 105 Spearfish – Brick Paver Driveway & Entry – Approved
- 123 Bonefish – Remodel pool and spa – Approved
- 101 Angelfish – New house #, key pad and wall light - Approved
- 108 E. Tarpon – New gate - Approved

Security Committee

No Report

Landscape Committee & Garden Club:

Aavo reported

The property review recently completed indicated areas of needed maintenance on common areas. These items were addressed. Another property review is being completed for follow up from last review and to address any new conditions. In an effort to properly evaluate the services being provided by the landscaper, the scope of work will be provided to the Committee and Board Members involved.

Community Relations:

No report at this time.

Compliance Committee:

No report at this time.

Cable TV Committee:

Ned Levine presented an update on behalf of the Cable TV Committee. The Board decided to put the idea of including internet services with bulk cable to a vote of the Owners. There was a good response with an overwhelming approval to bulk internet with TV service. The count was 81 in favor and 6 against. Further exciting news was an offer from FirstService Residential (FSR), our Management Company, for an exclusive deal with Comcast that cannot be offered elsewhere. The options were discussed and costs were compared. The Committee recommended the Board to accept the offer from FSR for Comcast. Kenny Morse motioned to accept an agreement between FSR and Ocean Walk Place to negotiate the Comcast contract on behalf of the HOA, seconded by Bruce Fitzgerald and unanimously approved. Further conditions will be requested, such as signal strength review and inspection of the community of all cable boxes for replacement.

AAFOC Committee:

The AAFOC Committee met and a copy of the report is included with the minutes. Financials for November and December 2016 were reviewed and found to be in satisfactory order. A few charges were identified for reclassification of expense. Management will have the journal entries made for correction.

The Committee further noted their request to have the Revised ARC Guidelines and Landscape Guidelines sent to all Owners. The Committee also encourages the Board to review options for cameras. An additional statement was directed to the lack of Pet Owners responsibility to pick up after their pets and options for action. The AAFOC will meet next on February 20, 2017.

Architectural Review Committee:

Liz Holland reported. The Committees were very pleased to offer the new Architectural Guidelines and updated Rules and Regulations. Some noted changes include adding white in addition to Navaho White for gates. A new form design is in the works. The Committee is also gathering information on vendors to provide a 'concierge service' to Residents looking for qualified contractors.

The Board reviewed and approved, denied or are under review on the following applications that had been sent to Property Manager with recommendation by the ARC Committee:

- 104 Spearfish – Brick Paver Driveway & Entry – Approved
- 105 Spearfish – Brick Paver Driveway & Entry – Approved
- 123 Bonefish – Remodel pool and spa – Approved
- 101 Angelfish – New house #, key pad and wall light - Approved
- 108 E. Tarpon – New gate - Approved

Security Committee

No Report

Landscape Committee & Garden Club:

Aavo reported

The property review recently completed indicated areas of needed maintenance on common areas. These items were addressed. Another property review is being completed for follow up from last review and to address any new conditions. In an effort to properly evaluate the services being provided by the landscaper, the scope of work will be provided to the Committee and Board Members involved.

Community Relations:

No report at this time.

Compliance Committee:

No report at this time.

Cable TV Committee:

Ned Levine presented an update on behalf of the Cable TV Committee. The Board decided to put the idea of including internet services with bulk cable to a vote of the Owners. There was a good response with an overwhelming approval to bulk internet with TV service. The count was 81 in favor and 6 against. Further exciting news was an offer from FirstService Residential (FSR), our Management Company, for an exclusive deal with Comcast that cannot be offered elsewhere. The options were discussed and costs were compared. The Committee recommended the Board to accept the offer from FSR for Comcast. Kenny Morse motioned to accept an agreement between FSR and Ocean Walk Place to negotiate the Comcast contract on behalf of the HOA, seconded by Bruce Fitzgerald and unanimously approved. Further conditions will be requested, such as signal strength review and inspection of the community of all cable boxes for replacement.