**Ocean View Estates Owners Association**

**Board Meeting Minutes**

**August 2, 2022 10:00 am**

**Present:** Brenda Singer (President), Paula Harting (Secretary), Darren Horst (Treasurer), Ian Parrish (Landscaping & Pond/Drainage Chair), Larry Davis (ARC Liaison, and Covenant Review Chair), guest Courtney Parrish

**Call to Order**

B. Singer called the meeting to order at 10:00 am

**Immediate Action Items**

Reviewed minutes from May meeting. **Upon a motion duly made by B. Singer, seconded by P. Harting and unanimously carried, it was RESOLVED to accept the May minutes.**

**Treasurer’s Report -** D. Horst presented the Report.

* Normal treasury activity, bills etc.
* Account balanced and reconciled as of 7/31/2022
* One uncashed check for A1A, stop payment issued
* D. Horst will be setting up on-line payments for FUPC and FB

**Committee Reports**

**ARC – Larry Davis Liason**

* Discussed possible updates to the ARC guidelines and processes. Possibly generating a document to provide to homeowners to display indicating that their project has been reviewed and approved.
* Discussion of appropriate actions that can be taken for homeowner’s non-compliance

**Bi-laws and Covenant review - Larry Davis Chair**

* A committee will be established to review existing Bi-laws and Covenants with intent to make modifications as appropriate. Larry Davis will be chairing this committee**.**

**Landscaping & Pond/Drainage – Ian Parrish Chair**

* Tree Trimming –The new bid is for $2,280 per year. Board voted and accepted this bid.
* Irrigation – Several contractors were contacted and two have provide bids. It is expected that one other bid will be submitted. Ian has documented the location of sprinkler heads for future reference.
* Pond – Overall the pond is in good shape. It was proposed to keep the current contractor, Lake Doctors. The new bid is for $1,860 per year. Board voted and accepted this bid.
* Landscaping – The current contractor, A1A is unable to fulfill their current contract. Several contractors were contacted, 3 bids received and reviewed. It was proposed to contract with Kraus Care, who bid $410, on a month-to-month basis. Board voted and accepted this bid. Ian Parrish will monitor that the agreed upon items are completed.
* The overflow pipe in the pond was clogged. Ian Parrish fixed this, but there will be changes that are needed. St. Johns Water Management must approve any changes to be made. Ian Parrish will investigate what needs to be done. Homeowner Paul Standard expressed his pleasure with Ian’s responsiveness to the problem.

**Old Business**

FPU will be contacted regarding the paint chipping on light poles. Any homeowners that have a concern with the actual lighting can contact FPU directly.

There is a ‘resources’ page on the HOA website. Ian would like to add a ‘Landscaping’ portion.

It was estimated that up to $1,400 would be needed to fix the current landscaping issues. It was discussed that there is money in the current budget that could be reallocated for this purpose based on validation of other saved funds. Ian will draft a plan for the board to review.

**Upon a motion duly made by D. Horst, seconded by P. Harting and unanimously carried, it was RESOLVED to move forward with landscaping fixes.**

An RFP was sent to several contractors for the repairs to the wall. Two bids were received. B. Singer made a motion to accept the bid made by Legacy Painting, seconded by P. Harting and unanimously carried. D. Horst recused himself from the vote. L. Davis will be responsible for issuing the payment to Legacy Painting.

L. Davis plans on meeting with attorney Theresa Price on September 27th. This is a consultation meeting to explore the option of retaining their legal counsel for the covenant and bi-law updates. The consultation fee is $350.

**Upon a motion duly made by B. Singer, seconded by D. Horst and unanimously carried, it was RESOLVED to allocate the funds for consultation.**

**New Business**

* B. Singer – At the November meeting we will discuss the budget for the upcoming year. For that meeting, please be prepared to discuss any upcoming projects, issues etc. that may require funding. D. Horst will calculate a 10% increase to include in the proposed budget.

**Upon a motion duly made by D. Horst, seconded by B. Singer and unanimously carried, it was RESOLVED to adjourn the meeting at 1:05.**