Oceanview Estates Owners Association

Board Meeting Minutes

November 4, 2024

The meeting of the Board of Directors was held at First Federal Bank on November 4, 2024.

Directors present: Darren Horst, Larry Davis, Tim Dudley, and Ian Parrish were present. Paula Harting joined by phone. Courtney \_\_\_\_ was also present.

Meeting was called to order at 12:00 pm.

A quorum present.

Minutes.

Meeting minutes from the August 14, 2024 were reviewed. Upon a motion duly made by Tim Dudley, seconded by Larry Davis and carried 4-1, Ian abstained, it was RESOLVED that the minutes be approved as presented.

President’s Comments

The meeting to discuss and approve the 2025 budget and 2025 dues needs to be scheduled so we can meet the 14-day announcement requirement. The meeting day was set for November 21, 2025.

Treasurers report.

Larry reported that both bank accounts were balanced through October 31, 2024.

Financial Statements we reviewed. Larry noted that landscape maintenance and legal fees were over budget. Ian asked for details on the landscape maintenance expenses

**ACTION – Larry will provide the breakdown for landscape maintenance expenses to each board member.**

Landscape and Pond Report.

Ian reported that he had proposals from Island Service Group and Liberty Landscape for landscape maintenance. This would replace Krausscare as our landscape maintenance contractor. Liberty landscape was the lowest bid. Ian will need to add cypress mulch to the Libert Landscape proposal to get the correct cost.

Upon a motion duly made by Ian Parrish, seconded by Paul Harting and carried 4-1, Larry opposed, it was RESOLVED to approve hiring Liberty Landscape as our landscape maintenance contractor and approve the preliminary price of $360 per month subject to approval of the final contract document. Final contract document needs to be sent to all board members, and if approved Darren will sign it.

**ACTION – Ian to send the updated Liberty Landscape maintenance proposal to all Board members for approval and to be signed by Darren.**

Ian discussed a landscape improvement plan he developed with Liberty Landscaping. It was planned for 2 phases. The cost of phase I is $2400.

**ACTION – Ian to send the landscape plan to board members for review and any update to the cost. Don’t delay sending the plan until a cost update is available.**

Old business.

Darren reported that Josh Martin is preparing the final covenant amendment document for voting.

Upon a motion duly made by Larry Davis, seconded by Ian Parrish and unanimously carried, it was RESOLVED to remove the fines language from the final amendment document.

Larry discussed the new language for the ARC appeal process in the covenant amendment document. It was discussed that the new language was too onerous on owners. Darren tasked Larry to write new language.

**ACTION – Larry will draft new language for the ARC appeal process.**

Ian discussed the 2-tier dues system and approval requirement to change it. We have an opinion from Josh Martin that 100% owner approval is required per Florida Statute 720.306 (c). Ian obtained and different opinion from and attorney who does not specialize in HOA matter that said only the normal 75% of owners need to approve the change in proportionality.

Upon a motion duly made by Tim Dudley, seconded by Larry Davis and carried 4-1 with Ian abstaining, it was RESOLVED that any further discussion of making changes to the 2-tier dues system and proportionality be tabled until 2025.

Ian discussed a requirement that Darren send an email to all owners explaining the difference of opinion and any further discussion to make a change to the 2-tier dues system and proportionality would occur in 2025.

**ACTION – Darren to send the email discussed above to all owners before the covenant amendment voting document it sent to owner for a vote.**

New Business.

Dues meeting was scheduled for November 21.

Over budget items were discussed during the Treasurer’s report.

Larry asked for any 2025 budget increases for expenses.

The President asked if there was any other item of new business. There being no new additional items, and upon a motion duly made, seconded and unanimously carried, the President declared the meeting adjourned at 1:39 p.m.

Submitted by Larry Davis