

**Ocean Gardens Townhome Association  
Board Meeting  
February 6, 2023, at 4:00 PM  
Held at the Cape Canaveral Library  
201 Polk Avenue, Cape Canaveral FL 32952**

**Minutes**

**Call the Meeting to Order** – Meeting called to order at 4:00pm.

**Board of Directors Quorum** – President Darrell Thomas, Vice President Blake Dameron, Secretary Gary Arthurs and Manager Lindsey Wilson with Clover Key are present. Treasurer Tim Maitland was present via phone.

**Approval of Minutes** – Tabled for next meeting.

**Committee Reports**

**Architectural Committee** – Arthur reported no requests have been recently submitted. Request not required for a new pool installation.

**Landscaping Committee** – Tim Maitland reported Susan Hastings asked for a review of the trimming behind her home. Her north property line backs up to a vacant property that is privately owned. The board agreed it is her responsibility to trim the fence line.

**Community Beautification Day** – A future community day is on hold.

**Old Business**

**Drainpipe Repair** – Gary reported a year ago Envirowaste provided a proposal to clean and inspect the drainpipe at \$6,000. Two other proposals were received from Cloud 9 Service at \$3,236.65 and Drainage Solutions at almost \$10,000. Gary motioned to use Cloud 9 Services to inspect and clean the drainpipe using beautification reserve funds, Blake seconded, and all were in favor.

**Old Business since the Time of Mail-out** – N/A

**New Business**

**Mulch Common Area/Entrance** – Tim made a motion to expense the mulch installation for \$2,400 from the beautification reserve fund, Darrell seconded, and all were in favor. It was discussed to see if Supreme Lawn would also offer a group rate for owners to participate in if they wanted to pay separately for additional mulch installation in their backyards. A notice will be sent to the community if this option is confirmed.

**New Business Since the Time of Mail-Out** – N/A

**Next BOD Meeting Date** – Tentative for April 17, 2023, at 6pm.

**Open Forum** – Blake asked for a reminder to go out for owners to use the AppFolio portal to submit maintenance requests and concerns at [cloverkey.appfolio.com/connect](https://cloverkey.appfolio.com/connect) or send an email to management at [office@cloverkeyservices.com](mailto:office@cloverkeyservices.com).

**Adjournment** – Meeting adjourned at 4:41pm.

**Respectfully Submitted,**

*Lindsey Wilson*

Lindsey Wilson, CAM #57168  
Clover Key, Inc.