

Ocean Gardens Townhome Association
Board Meeting
June 6, 2022, at 6:00 PM
Held at the Cape Canaveral Library
Minutes

Call the Meeting to Order: Jennifer Vo called the meeting to order at 6:00 P.M.

Board of Directors Quorum: President Gary Arthurs, Vice President Tim Maitland, and Director at Large Blake Dameron were present. Manager Jennifer Vo with Clover Key was present. No owners came to the meeting. Secretary Darrell Thomas and Treasurer Tom Schrader were absent. A quorum was established with 3 board members.

Approval of Minutes From April 4, 2022 – Tim motioned to approve the April 4, 2022 minutes as posted online, and Gary seconded. All present voted in favor, and the motion carried.

Financial Report: Jennifer reported as of May 31, 2022

Operating: \$ 26,587.47

Reserves: \$ 120,223.78

Total: \$ 146,811.25

All owners paid on time.

Committee Reports

Architectural Committee

Painting 114/116 – Gary motioned to approve the request to repaint 114/116, and Blake seconded. All present voted in favor, and the motion carried.

Landscaping Committee

Irrigation: Gary reviewed that the middle island in the front had a broken irrigation line due to the tree roots. Sea of Green has made the repairs, and the grass will grow back soon.

Oak Tree: Gary reviewed the oak tree limb trimmings of the front entrance to prevent the peacock from nesting and defecating on the entrance wall; also, the oak limbs encroaching on the electrical wires next to Circle K were removed.

Community Beautification Day: The Board is tabled for a later date in the fall.

Old Business

Quote for Sealing Drainpipe: The Board reviewed the cost of the preventative sealing proposal of \$120,000 for repairs to the drainpipe. The Board tabled for further discussion with the Attorney to review Association responsibility.

Reinstatement Document: Jennifer reported that the updated amendment document had been recorded with the Brevard County Clerk. As per direction from the Attorney, Ocean Gardens Townhome Owners Association needs to record with the Marketable Record Action Notice the Board must vote to at a properly noticed meeting with 7 days' notice. The Attorney confirmed that only a Board action is needed; no further vote from the membership is required. Management will notice that the affirmative vote of board directors will be **on June 22 at 9:00 AM** at the mailboxes.

New Business

Raccoons: The Board discussed possibly reviewing 2023 to allocate funds towards wildlife trappings. Management to continue to send a notice for owners not to feed wildlife, cats, or peacock. The Board reminds owners to secure all trash and not to leave food out.

New Business Since the Time of Mail-Out- n/a

Next BOD Meeting Date: June 22 at 9:00 AM Mailboxes

Open Forum - none

Adjournment – The Board adjourned the meeting at 6:40 P.M.

Respectfully submitted,
Jennifer Vo, CAM#50768
Clover Key, Inc.