

Ocean Park Owners' Association, Inc.
Board of Directors Meeting
Friday, April 21, 2023 at 2:30 P.M.
At the Clubhouse and via Zoom

Minutes

Call the Meeting to Order – Meeting was called to order at 2:31PM

Establish Quorum – Quorum is established with President and Secretary Carol Berg, Vice President Susan Braithwaite, and Director at Large Rick Picard present in person and Treasurer Rick Winn present via Zoom. Six additional owners were present either in person or via zoom.

- **Board Vacancy** – Mario Valdez has given his notice to resign from the board of directors.

Approve Prior Board Meeting Minutes – Carol made a motion to approve the minutes from the November 23, 2023 meeting. There was a second, all were in favor and the motion passed.

Financial Report – Lindsey reported operating fund balance is \$109,020.44 and reserve fund balance is \$378,237.41 as of the end of March. The first special assessment installment was due April 1, 2023 and the remainder is due October 1, 2023.

Old Business

- **Board Selection of Stucco & Paint Bid** – Board held a discussion reviewing all paint and stucco bids received. Rick Winn made a motion to proceed with Mersco's bid of \$143,863.00 plus the additional \$5,975 for an upgrade to a more quality sealant. \$46,961.22 to come from the painting reserve component, \$91,737.06 to come from the structural repairs reserve component, and \$11,409.72 to come from the building G stucco reserve component. There was a second, all were in favor and the motion passed. The contract will cover painting of interior walls, ceilings, and railings at each building and stucco concrete repairs at all buildings, excluding the area of the current project in progress at building E.
- **E Building Schedule Update** – Building E handrails are the final piece to be installed. They are at the manufacturing warehouse still waiting on final coating. The dumpster on the property is going to be removed soon.
- **Reserve Study Update** – Custom Reserves was retained to complete a reserve study and property appraisal. The appraisal has been received. Paul is working with the association's information to complete the reserve study.

Adjournment – With no further business to discuss the meeting was adjourned at 3:20PM.

Lindsey Wilson
CAM #57168, Manager
Clover Key, Inc