

OCEAN PARK OWNERS 'ASSOCIATION, INC.
(OCEAN PARK SOUTH)
333 Taylor Avenue, Cape Canaveral, FL 32920
www.keysenterprise.net/oceanparksouth

**Minutes of Annual Meeting and
Board of Directors Organizational Meeting
March 15, 2022**

On Tuesday, March 15, 2022 at 6:00 P.M. EST Ocean Park Owners 'Association, Inc. had its annual meeting in person at the association office, on Zoom, and call in. Lis Logan, Keys Management, hosted the meeting.

Minutes of Annual Meeting:

1. Call to Order – Meeting was called to order at 6:02 pm.
2. Certifying quorum - There were 16 units represented and 2 proxies returned totaling 18. We need 35 to have a quorum. We did not have a quorum; therefore, the annual membership meeting was adjourned at 6:03. We then went directly to the Board of Directors Organizational Meeting.

Minutes of Board of Directors Organizational Meeting:

1. Call to Order – Meeting was called to order at 6:04 pm.
2. Certifying quorum – All board members were present to reach a quorum. (Tony Adams, Richard Wynn, Susan Braithwaite, and Carol Berg.)
3. Adoption of Minutes of Previous Meeting (BOD meeting 2/9/22) - Carol Berg approved the minutes and Susan Braithwaite seconded the minutes. Motion passed.
4. Reports of Officers – Tony Adams thanked all for their patience while laundry and pool were closed for electrical work. He also thanked Cheryl LaBonte for her dedication and work as our treasurer, as she is stepping down.
5. Committee Reports-Carol Berg gave an update from the Environmental Committee. Planters are doing well in front of the office area. Hibiscus were planted along the townhouse property. Volunteers have also been working on the landscape in the central courtyard.
6. Announcement of New Directors-There were no new candidates for the Board. Cheryl LaBonte resigned as Treasurer. Richard Wynn will now be Treasurer,

serving with Tony Adams, President, Carol Berg, Secretary, and Susan Braithwaite, Director.

7. Old Business

- a. G Building Schedule Update- Tony Adams gave an update (see attachment). The main sewer line in the G building will be replaced May 23, 2022. This project will take approximately two weeks to complete.
- b. E Building Schedule Update- Tony Adams reported the re-start of the walkway project will happen very soon. A few details are still being worked out, but the contract has been signed. Please watch for current status on the bulletin board.
- c. Paver Upkeep Program- Carol Berg reported that the company has not come out to redo the outer edges of the pool pavers as of yet. At this point the Board is not interested in doing this maintenance program with this company.
- d. Pool Leak Evaluation – Susan Braithwaite will be coordinating this project on March 24, 2022. Once the evaluation is done, she will seek estimates for repair.

8. Owners' Discussion-Discussion was held about the poor condition of the bike rack and the limited number of spaces for bike. As a result, the board did put a notice on the bulletin board for owners to identify bikes with unit number. Those not identified and in poor condition will be removed from the bike rack in a few weeks. This topic was moved to a future agenda.

9. Seasonal Reminders-Tony Adams reminded unit owners of reminders when leaving units for extended time and general maintenance to unit. (See attachment.)

10. Susan Braithwaite made a motion to adjourn and Carol Berg seconded.

11. Adjournment was at 6:47pm.

Submitted by Carol Berg, Secretary
Ocean Park Owner's Association, Inc.