

Ocean Gardens Townhome Association
Board Meeting
February 19, 2024, at 5:00 PM
Held at the Cape Canaveral Library
201 Polk Avenue, Cape Canaveral FL 32952

Minutes

Attendees: President Timothy Maitland
Vice President Marshall Dameron
Treasurer Howard Lee Demory
Secretary Michael Jordan is absent.
Director at Large Gineen Zabolotnyy
Manager Jennifer Vo with Clover Key, Inc.
Unit owners: 2

After a roll call of the Board of Directors, a quorum of the Board was established, and Jennifer called the meeting to order at 5:00 P.M.

Approval of Minutes – Annual Minutes: Gineen motioned to approve the posting of the draft annual meeting minutes. The motion was seconded, all present voted in favor, and the motion carried. Gineen motioned to approve the October 16, 2023 board meeting minutes. The motion was seconded, all present voted in favor, and the motion carried.

Financial Report: Jennifer reported as of January 31, 2024

Operating Account:	\$ 31,569.07
<u>Reserve Account:</u>	<u>\$125,816.03</u>
Total in All Accounts	\$157,385.10

Age Receivable: \$250.00. Management has made contact with residents.

Gineen motioned to accept the financials. The motion was seconded, all voted in favor, and the motion carried.

Committee Reports

Architectural Committee – Tim reported unit 111 requested for fence white PVC, tabled pending recommendation from the ARC.

Landscaping Committee – Tim reported he has been in contact with Josh with Jox Lawns. Mulch will be tabled and discussed at future meetings.

Old Business – N/A

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

New Business

Raccoons – Board and opened the discussion to the audience about raccoons. Ocean Garden is caught in the middle of new construction pushing the raccoons to our community. The current budget does not cover raccoon trappings and owners must continue to remedy. Owners are not to feed the wildlife and secure the trash to prevent a food source.

Blake motioned to approved “no feeding wildlife signs” to spend no more of \$25 per sign with a limit of 5 signs. The motion was seconded, all voted in favor, and the motion carried.

New Business Since the Time of Mail-Out

Next BOD Meeting Date – Tentative Meeting Dates 5/6/2024, 8/19/2024, 11/4/2024.

Open Forum – N/A

Adjournment – Gineen motioned to adjourn the meeting at 6:30 P.M.

Respectfully submitted,
Jennifer Vo, CAM #50678