**THE OGPOA PROPERTY OWNERS ASSOCIATION, INC.**

**BOARD MEETING**

**December 3rd, 2021**

**11:00 a.m.**

The Annual Board meeting of the Board of Directors for The Ocean Gallery Property Owners Association, Inc. was held this date and time in the Ocean Gallery Clubhouse, 4600 A1A South, St. Augustine, FL  32080.

President Ray Belz called the meeting to order at 11:05 a.m.

***Call To Order:***

Ray Belz

Kathy Wiles

Brandi Noegel

Carolyn Harbourt

John Heyer

Sam Price

Les Stoklosa

***Proof of Notice:***

Notice of the Annual Board meeting was mailed to the membership and posted on all official bulletin boards of the association in accordance with the FS720 on November 4th, 2021.

President Belz advised the membership that questions from the audience would be addressed after each topic.

***Approval of Minutes:***

A motion was made by Brandi Noegel and seconded by Carolyn Harbourt to approve the minutes as presented.  All were in favor, and the motion passed. (See Exhibit A)

***Treasurer’s Report:***

Treasurer Brandi Noegel briefly discussed the current financial status. (See Exhibit B)

***Real Estate Report:***

Carmen Gilliland from Premier Properties gave the Real Estate Report (See Exhibit C). The onsite Real Estate company has sold close to 30 condos to date. The referral commission to OG at this time is $50,448.75. The real estate company is currently without any listings.

***Committee Reports***

ARC report – Sam Price briefly discussed the 5 ARC’s actions since the last OGPOA meeting on August 20th, 2021.

***Rental Dept:***

The OGP has had a hectic year. Based on the re-bookings for 2022, the OGP looks like they will have a good year. During the first few months of the year, monthly bookings decreased due to Covid cancellations, but the seasonal reservations made up for the shortfall. The total sales as of 11/1/21 were about 4 million and nearly 3 million in owner payments. As of 11/16/21, OGP has made 1,701 reservations. The total monthly re-bookings for 2022 are 179 and 663 seasonal bookings. The OGP currently has 171 active rental units, including 8 long-term rental units. Anne advised the membership that the second PPP Loan had been forgiven. (See Exhibit D)

***General Manager’s Report:***

Sherri Johnson, GM, gave her manager’s report (See Exhibit E). Some of the items of interest were:

 The Comcast install has been completed, and all issues have been resolved besides the labor dollars expended from the OGPOA. The OGPOA is out roughly $53,000 from the Special Teams labor for the wiring installation. Comcast has offered to reimburse the OGPOA for approximately $6,000. Sherri will continue to negotiate with Comcast to receive a more significant reimbursement.

The asphalt resealing project went very well. Many owners appreciated the office’s communication regarding updates and keeping them informed of the progress. The contractor, Burres Parking Lot Maintenance, recommends that we consider applying another resealing in the next few years to extend the life and look of the asphalt. The cost of this project was $38,000, which was a reserve expenditure.

The most important item of interest to everyone in the Clubhouse pool renovation. Renesys is currently working in Miami and will come to Ocean Gallery when their current project is completed. Renesys estimates our project to take 7 to 10 calendar days to complete. Our team will need about a week to finish the rest before it is up and running. We are looking at a re-opening date between December 31st to January 3rd.

Taylor Tree Services has completed the palm tree trimming. Unfortunately, we were much later on the palm tree trimming this year due to Taylor’s staffing shortage. The contractor mentioned that the prices would be higher next year, but he could not give a price at this time.

Signature cards need to be updated for the accounts at PNC, TD Bank, and Vystar. Sherri Johnson recommends two Board members and the General Manager be on the signature cards.

***Old Business:***

Back on August 20th, the board motioned to move the reserve funding from the current straight-line method to the pooled accounting method. The official proxy count from the membership

was 275 “Yes” and 3 “No.” The OGPOA will move forward with the pooled accounting method in January 2022. The OGPOA will increase the annual reserve contribution to $133,00 to enable the OGPOA to improve the funding strength to be fully funded by the end of the 30-year forecast. (See Exhibit F). In addition, the board will consider transferring $200,000 from the operating account to the reserve account in 2022($100,000 by early 2022 and $100,000 at the end of 2022). Kathy Wiles made a motion to move $100,000 from the operating budget to the reserve account by December 31st, 2021. Brandi Noegel seconded the motion, and with all in favor, the motion passed.  Every 3-years, the OGPOA will hire an outside company to perform a reserve study. This study will cost the board roughly $2,000.

Pickleball Court Update- The OGPOA is moving forward with purchasing a new tennis net crank to lower the net when pickleball is being played. This solution works both for tennis players and pickleball players. A new tennis cable has been installed to allow a more effortless net adjustment.

AED Update- After a brief discussion, the board has decided to defer any actions on installing an AED on the property.

EV Stations Update- As electric vehicles become more popular, the OGPOA will determine the feasibility of installing the electric charging stations in Ocean Gallery. The Board will continue to follow the developments on this issue.

***New Business:***

Four candidates were volunteering for the Rental board. The board appointed Bill Loughead and Candie Cook for the two open OGP positions by secret ballot.

***Correspondence:***

None

With no other business to discuss, a motion was made by Kathy Wiles and seconded by Carolyn Harbourt to adjourn, and with all in favor, the meeting adjourned at 11:50 am

Respectfully submitted,

Les Stoklosa, Secretary

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**Prepared for the board by Prop Mgmt**