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

**BOARD MEETING**

**April 1st, 2022**

**10:00 a.m.**

The Annual Board meeting of the Board of Directors for The Ocean Gallery Property Owners Association, Inc. was held on 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 10:00 am.

***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 emailed to the membership and posted on all official bulletin boards of the association in accordance with the FS720 on March 25th, 2022.

***Approval of Minutes:***

With minutes distributed to all Board members, a motion was made by Carolyn Harbourt and seconded by Brandi Noegel to approve the 12/3/21 Annual Budget Meeting, Annual Membership Meeting, Annual Organizational Meeting, and the Board of Directors Meeting minutes as presented. (See Exhibit A)

***Treasurer's Report:***

Treasurer Brandi Noegel briefly discussed the current financial status. (See Exhibit B) Carolyn requested that the financial report be numbered by page. President Ray Belz mentioned that the OGP has agreed to pay half the clubhouse pool propane bill. With the increase in gas price, the OGPOA would have blown the budget for the year in almost two months. With inflation on the rise, we will continue to see an impact on our financials and do everything we can to lower the costs, if possible. President Belz mentioned that they would be having a closed meeting with some of the other associations to discuss inflation and employee salaries after the meeting.

***Real Estate Report:***

The projection for the real estate market is that the prices will continue to go up gradually for the next five years. Carmen Gilliland gave the Real Estate Report- Commission for the 2022 year has been $9,025.00. Carmen has six closings coming up between April and May. Carmen currently has one listing under contract. Ameris Bank is writing mortgages for homestead properties for a 20% down payment.

***Committee Reports***

ARC report – Sam Price stated that the ARC had not held an official ARC Meeting this year. The ARC gives authority to the General Manager Sherri to approve requests that meet the standards of the ARC. So far this year, Sherri has approved 6 ARC requests.

***Rental Dept:***

The Rental Manager Anne told the Board that the 2022 year has started great. So far, for 2022, the OGP has welcomed 166 monthly reservations vs 107 monthly reservations in 2021. The OGP has welcomed 91 seasonal reservations. From April to December, future monthly arrivals on the books are 60, and seasonal arrivals are 1,141. The OGP gave the OGPOA $115,0000 due to its high earnings last year and the usual rent and management fees. The OGP currently has 174 units on the rental program, including eight long-term rentals. At the previous OGP meeting in March, the Board increased the rental prices by an additional 5%, which started on March 20th. (See Exhibit C)

***General Manager's Report:***

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

We are currently waiting on the reimbursement from Comcast, which is approximately $6,000. Sherri was able to have Comcast set us up a comp account for the TV viewing in the fitness room.

Burres Parking Lot's asphalt resealing last fall has given additional life expectancy to the existing asphalt. Dave Garris devised a plan for the maintenance team to blow the entire property once a month. We feel that this process will grant even more life to the asphalt.

The first installment of the Annual Assessment of $1,550 per unit was due in February, and only nine owners are outstanding. The office is currently on a mission to convert all maintenance payments to ACH.

Sherri changed the propane vendor to save the association on the cost of gas. Two weeks ago, Ideal Gas installed a new 1,000-gallon propane tank after digging up the Amerigas tank. Amerigas was charging us the total market price, which was $4.49gal. Ideal gas has committed to us, a cost of only .55 over the index price, which was $2.12gal at the signing of the new contract.

Our insurance agent brought us some good news regarding our flood policies. Due to FEMA changing their rating system, all the Associations should see savings on the cost of their flood insurance.

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***Old Business:***

The resealing project was completed in the fall of 2021. Sherri spoke with Burres, and his recommendation is to reseal again in 2024. Burres explained that the asphalt would last for many more years if we do the resealing every five years. The Board agrees to move forward with resealing the asphalt every five years.

At the December meeting, the Board increased the annual reserve contribution to $133,000. The Board also motioned to transfer $100,000 from the operating account by early 2022 into the reserve account. The Board will continue to have a reserve study completed every three years.

***New Business:***

Sherri received two proposals for surveillance cameras for the boardwalk, one from AlphaDog and one from ADT. (See Exhibit E) Currently, the boardwalks do not have cameras to monitor the area. After a short discussion, Sherri recommends that the Board moves forward with installing the surveillance cameras. The President of the OGP, Bill Loughead, agreed to pay half the proposal for the cameras and the monthly monitoring fee for the Vistas and the OGPOA. John Heyer made a motion to move forward with the proposal from Alpha Dog for the boardwalk surveillance cameras, with OGP to pay half the cost. Kathy Wiles seconded the motion, and with all in favor, the motion passed unanimously. Sherri will reach out to Alpha Dog for a proposal on adding a camera to the owner's gate.

After a brief discussion on updating the signature cards for The Ocean Gallery Property Owners Association accounts currently held at PNC, formerly BBVA. John Heyer made a motion that Raymond T. Belz, President, Carol Brandi Noegel, Treasurer, Carolyn M. Harbourt, Director, and Sherri L. Johnson, General Manager, be added as signers on the PNC accounts for the OGPOA. Kathy Wiles seconded the motion, all were in favor, and the motion passed unanimously.

Sherri will coordinate with the rental office on changing the beach gate code, and the Board agrees to have the beach gate code removed from all bulletin boards on the property.

The Budget meeting will be on August 12th, 2022, and the Annual meeting will be on December 2nd, 2022.

With no other business to discuss, a motion was made by Kathy Wiles and seconded by John Heyer to adjourn, and with all in favor, the meeting adjourned at 11:05 am.

Respectfully submitted,

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**Prepared for the Board by Victoria Pellicer**

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Raymond Belz- President

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Kathy Wiles – Vice President

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Brandi Noegel- Treasurer

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Les Stoklosa- Secretary