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

**BOARD MEETING**

**August 12th, 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 via Zoom

Brandi Noegel

Carolyn Harbourt

John Heyer via Zoom

Sam Price

Les Stoklosa via Zoom

***Proof of Notice:***

Notice of the Board meeting was emailed to the membership and posted on all official bulletin boards of the association in accordance with the FS720 on August 1st, 2022.

***Approval of Minutes:***

With minutes distributed to all Board members, a motion was made by Brandi Noegel and seconded by Carolyn Harbourt to approve the 4/1/22 Board of Directors Meeting minutes and 6/14/22 Executive Meeting minutes as presented. With all in favor, the motion passed unanimously. (See Exhibit A)

***Treasurer's Report:***

Treasurer Brandi Noegel discussed the current financial status. Brandi Niegel advised that the 2021 OGPOA audit is complete and is available at request from the office. President Ray Belz mentioned that he has a meeting with the auditor next week to discuss the timing of when the audit has been received. Depending on how they respond will determine whether we will remain with Abare, Kresge, and Associates for the coming year. Sam Price made a motion to accept the audit. Brandi Noegel seconded the motion. With all in favor, the motion passed unanimously. (See Exhibit B)

***Real Estate Report:***

Carmen Gilliland gave her Real Estate Report- Referral Commission for the 2022 year so far is $28,953.61. Carman currently has 8 units listed for sale at Ocean Gallery and 1 closing at the end of August. Carmen projects that the housing market will move back towards pre-pandemic levels. Prices will continue to appreciate this year, just at a more modest rate. (See Exhibit C)

***Committee Reports***

ARC report – Sam Price briefly addressed how the ARC gave authority to the General Manager Sherri to approve requests that meet the standards of the ARC. Sherri started implementing the spreadsheet to track all Modification Requests in 2019. (See Exhibit G)

***Rental Dept:***

The Rental Manager Anne told the Board that the 2022 year has been very busy. So far, for 2022, the OGP has welcomed 197 monthly reservations vs 137 monthly reservations in 2021. The OGP has welcomed 1,461 seasonal reservations vs 1,648 reservations in 2021. From January to August, monthly re-bookings for 2023 are 185. The seasonal re-bookings for 2023 are 615. Keep in mind that every unit available for monthly bookings is full from January and February. Owner payouts this year so far are just under 3 million, $2,951,315.68. (See Exhibit H)

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

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

The OGPOA has saved thousands of dollars on propane fuel this year by switching vendors. We went from Amerigas to Ideal. The OGP agreed to split the cost of the propane fuel since their guests actively use the pool in the cooler months.

We recently had a warranty repair on the new Clubhouse pool liner. One of the stair threads came loose and had to be rewelded to avoid a potential leak. We apologize for any inconvenience that was caused.

St. Johns County has a new Fire Marshall at the wheel. We have received serval notices that we now must have our fire hydrants tested and certified annually with the test results sent to the Fire Marshall’s office. Village Las Palmas has installed new fire extinguishers every 75 ft on the outside of the buildings after receiving a notice. The Vistas also installed new building signs after receiving a notice. Eventually, Village Del Lago and Village Del Prado will have to install fire extinguishers every 75 ft on the outside of their buildings as well.

***Old Business:***

1. The resealing project of our roads was completed in the fall of 2021. Sherri spoke with Burres, and his recommendation is to reseal again in 2023. Burres explained that the asphalt would last many more years if we resealed it more frequently. The Board will talk about this project at a future meeting.
2. President Ray Belz quickly discussed the Reserve Plan update. (See Exhibit J) The Board will look about transferring another $100,000 to the reserves towards the end of 2022.
3. Sherri quickly briefed the Board on the new boardwalk cameras. They are fully functional, and they give Community Service a clear picture of who is coming and going from the beach. (See Exhibit K)

***New Business:***

1. President Ray Belz discussed the 2023 preliminary budget. Ray Belz mentioned that this is Sherri’s first budget as the Property Manager. The expenses shown in the budget accounts represent various methods of expense allocation. The Board will vote on the preliminary budget at the December meeting. (See Exhibit L)
2. In an Executive meeting with the Board in June, the Board agreed to only have the palm tree berries cut to help strengthen the palms. Once the palms have grown in their fonds, they will do a 9 to 3 cut and remove the berries. Chuck Nibblet tested several palm trees, and the results returned negative for Lethal Bronzing.
3. Scott Rock, owner of RockIt Solutions, has maintained the IT services at Ocean Gallery for almost 20 years. Scott Rock gave a PowerPoint presentation on the services he provides Ocean Gallery and what he would like to implement/improve in the coming year. Some of the services he would like the Board to consider are the following: server monitoring plus continuity backup, upgraded workstation monitoring, having all the business subscriptions in the IT company’s hands, dropsuite backup with archiving, and upgraded email security for business. RockIt Solutions provided the Board with the proposal to upgrade all the recommended services. (See Exhibit D) After a discussion, Sam Price motioned to accept the proposal for the 2023 year. Brandi Noegel seconded the motion. With all in favor, the motion passed unanimously.
4. Todd Murphy, manager of Trimac Outdoor, gave a presentation on upgrading the surrounding areas of the Village Del Lago lagoon. (See Exhibit E) President Ray Belz mentioned that the OGPOA owns a certain part of the property within several associations. This area of Ocean Gallery has not been upgraded in over 16 years. The presented proposal is broken down into 7 proposals. Each proposal covers an area of the Village Del Lago lagoon area. The total cost for all seven proposals is $16,988. Trimac Outdoor submitted the proposals in sections to help the Board with the cost. John Heyer made a motion to accept the Trimac proposal. Les Stoklosa seconded the motion. The Board decided to hold off on the official vote until they had heard from the Village Del Lago Board, and Carolyn has taken an in-depth look at the Village Del Lago Lagoon area before continuing to vote. Sherri confirmed they could vote via email once they heard back from the Village Del Lago Board.
5. President Ray Belz, mentioned that many owners in the Vistas are upset with the lack of ocean view from their condo due to the Brazilian Pepper plants. President Ray Belz explained that the project would be very costly and time-consuming if the Board decided to move forward with removing the overgrowth of the invasive plants. President Ray Belz asked the Board if this is something they should further look into. The Board is in agreement to have Sherri contact different vendors for quotes for the removal of the invasive plants and continuous maintenance quotes to discuss at the December meeting. (See Exhibit F)

The Annual meeting will be on December 2nd, 2022. The next Wine Social will be scheduled in November.

With no other business to discuss, a motion was made by Brandi Noegel and seconded by Carolyn Harbrout to adjourn, and with all in favor, the meeting adjourned at 12:18 pm.

Respectfully submitted,

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**Prepared for the Board by Property Management**