

THE OCEAN GALLERY PROPERTY OWNERS ASSOCIATION INC
ANNUAL MEMBERSHIP MEETING
DECEMBER 5th, 2025
10:15 a.m.

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

President Ray Belz called the meeting to order at 10:35 a.m.

Call to Order

Ray Belz
Brandi Noegel
Kathy Wiles via Zoom
Mary Armstrong
Sam Price
Phili Bornor
Carolyn Harbourt

Proof of Notice:

Notice of the meeting was mailed to the membership and posted on the community bulletin boards on November 5th, 2025, in accordance with the FS720.

With 94 members present and online, and 15 proxies submitted, a quorum was not met; therefore, the membership meeting was not held.

The OGPOA Board of Directors election had six candidates for the four open positions. The counting process is being held at the Ocean Gallery Clubhouse pool deck. One hundred fifty-eight ballots were submitted to the election. The Ballot Committee consists of Jim and Debbie Powers, Lorraine Becker, Rob Woodward, Fran Seawright, and Candie Cook, with Julie and Tori from Property Management overseeing and monitoring the ballot count. At 10:35 a.m., during the Budget Meeting, President Belz announced that voting was closed and the ballot committee began counting.

Carlton Allen, Phil Bornor, Brandi Noegel, and Ray Belz were elected to the OGPOA Board for the 2026 — 2028 term.

The Architectural Review Committee will remain the same for the 2026 term:

Vickie Bonanno, Marcia Johnston, and Gayle Krug

With no further business, Kathy Wiles made a motion, seconded by Carolyn Harbourt, and with all in favor, the meeting was adjourned at 12:00 p.m.