

**THE OGPOA PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING**  
**December 5<sup>th</sup>, 2025**  
**11:00 a.m.**

The Board of Directors meeting 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 10:00 a.m.

**Call To Order:**

Ray Belz  
Kathy Wiles  
Brandi Noegel  
Carolyn Harbourt  
Phil Bornor  
Sam Price  
Carlton Allen

**Absent:**

**Proof of Notice:**

Notice of the revised Board meeting was mailed to the association's membership on December 5<sup>th</sup>, 2025, in accordance with the FS720.

**Approval of Minutes:**

- With minutes distributed to all board members, a motion was made by Kathy Wiles to approve the Board of Directors Meeting minutes from 8/15/25 as presented. Brandi Noegel seconded the motion. With all in favor, the motion passed unanimously. (Exhibit A)

**Treasurer's Report:**

- Treasurer's report was discussed in the Annual Budget Meeting. (Exhibit B)

**Committee Reports**

- a. **ARC report-**. Chairwoman Marica Johnston reported on the various modification requests approved through the expedited process this year. Since the last meeting in August, the ARC has approved 7 modification requests. Marcia noted that the ARC has been working with the Village Presidents to set standards and guidelines. standards for the approved colors. She reminded the membership that any changes outside your unit must be approved by the ARC. (Exhibit C)

**Rental Dept:**

- Copies of the Ocean Gallery Properties, Inc. Rental Performance report (Exhibit D) were provided to the Board of Directors and the audience. Since January 1st, 2025, the OGP has welcomed 1,699 seasonal and 238 monthly reservations. To finish the year, the OGP has 29 future seasonal arrivals and 9 monthly arrivals on the books. The OGP has 174 units on the rental program, including 2 long-term rentals. The department already has 218 monthly and 561 seasonal re-bookings for 2026.

### **Real Estate Report**

- So far in 2025, Carmen has sold 7 properties, 6 condos, and 1 single-family home. The total referral commission through July has been \$22,500. Despite the slower market county-wide, Ocean Gallery continues to attract motivated buyers, especially for well-presented units.

### **General Manager's Report**

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

- The palm tree trimming took longer than we were told initially, but we have received many compliments.
- The father-son Arborist team from Advance Tree Care came out in late November to do their annual palm tree inspection. They were ecstatic at how good the trees looked and how healthy they were.
- The OGPOA and the OGP split the cost of the new pickleball nets. The Owners' Social on November 14<sup>th</sup> was a great success.
- We had 2 mainline water breaks. One was in Del Prado and the other was located in Caribe. As always, our team got to work on exposing the pipe break and making the repair.
- We recently installed a new heat pump at the clubhouse pool.

### **Old Business:**

- Dunes Cleanout-** Mr. Belz noted that a maintenance cleanout with iCare is budgeted and anticipated to be scheduled in January. (Exhibit F)
- Palm Tree Policy-** The Board contracted with iCare this year to do the palm tree trimming. Next year, we will start trimming later in the summer to prevent seeds from regrowing. Several comments were submitted to the board for review. (Exhibit G) The OGPOA modified the Palm Tree Policy for 2026. (Exhibit H)
- Lithium-Ion Battery Charging/Storage-** Phil Bornor worked on a policy that he sent to Sherri. We did not have the policy to discuss at the meeting.

### **New Business:**

- Vista Parking Lot Islands-** Following a review of the proposal to convert one island to shell and one to sod, the Board agreed to table the item for further consideration at a later date.
- Front Clubhouse Entryway-** The Board received bids to redo the front entrance to the clubhouse. They received bids to replace the tile with pavers or replace the tile with tile. They also received a bid to install pavers in the courtyard. (Exhibit I) After discussion, Phil Bornor made a motion to accept the bid from BBQ Solutions to install pavers at the entrance for \$6,400 and to schedule the project as soon as possible. Kathy Wiles seconded the motion. All were in favor, and the motion passed unanimously.
- Appointment of OGP Board Members-** (Exhibit J) The Board voted for Vickie Bonanno, Candie Cook, and Bill Loughhead to serve on the OGP Board for the 2026 term.

### **Correspondence**

- None

With no other business to discuss, Kathy Wiles made a motion to adjourn, which Brandi Noegel seconded. With all in favor, the meeting was adjourned at 12:25 p.m.

Respectfully submitted,

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Prepared for the Board by Property Management