

THE OGPOA PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING
April 10th, 2026
1:00 p.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 emailed to the association's membership and posted on the official bulletin boards on April 3rd, 2026, in accordance with the FS720.

Approval of Minutes:

- With minutes distributed to all Board members, Brandi Noegel made a motion to approve the December 5th Budget Meeting, Annual Membership Meeting, Organizational Meeting, and the Board of Directors Meeting minutes. Phil Bornor seconded the motion. With all in favor, the motion passed unanimously. (See Exhibit A)

Treasurer's Report:

- Treasurer Sam Price provided an overview of the financial report and introduced a new supplemental report designed to help owners better understand the monthly financials. The new report will include projected income, expenses, and operating cash balances. This will accompany the standard monthly financial statements prepared by Julie Myers. (Exhibit B)

Committee Reports

- a. **ARC report-** Vickie Bonanno provided a brief update on the first-floor entryway stain colors and entryway standards for the Villages. The ARC has been working to establish a consistent standard. Final color selections are scheduled for approval at the next ARC meeting on Tuesday, April 14. Since the beginning of the year, the office has received 18 modification requests for review. (See Exhibit C)

Rental Dept:

- Copies of the Ocean Gallery Properties, Inc. Rental Performance dashboard (Exhibit D) were provided to the Board of Directors and the audience. OGP experienced a slightly slower pace in 2025 but ultimately surpassed 2024's total bookings, thanks to strong year-end demand and the effective Dynamic Pricing software that is used. As of March 31st, there are 186 monthly and 127 seasonal reservations on the books for 2026. The company maintains 180 active and 3 long-term rental units. As of February 28, \$668,265 has already been paid to owners. With a handful of new properties added to the inventory, we are optimistic about increasing bookings.

Real Estate Report

- Carmen reported that there are currently 15 condos listed. She noted that many sellers are still seeking pandemic-level pricing; however, approximately 75% of units sold are closing below the asking price, though still at fair market values. As of March 31, 2026, the Association has received approximately \$7,000 in commission.

General Manager's Report

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

- Az has transitioned smoothly into his new role following Jack's retirement.
- Rubber mulch installation has been completed. The centipede play feature was removed due to safety concerns. A replacement unit has been priced at **\$3,515**.
- Drivers continue to disregard stop signs throughout the property, especially near Housekeeping and Las Palmas. After discussion, the Board approved adding a crosswalk at the Housekeeping stop sign. Given broader concerns about pedestrian safety, President Ray Belz requested that Sherri obtain a quote for painting additional crosswalks in various areas.
- The sauna recently overheated, revealing a malfunction in the automatic shutoff system. The Board agreed to reinstate the previous procedure of locking the saunas and requiring residents to check out a key from the front gate.
- The county replaced the missing ropes originally installed after the dune enrichment project. They advised that future maintenance of the roped pathway across the soft sand will be the Association's responsibility if we wish to keep it in place.
- The Wine Social will be held today from 4:00 PM to 6:00 PM in the clubhouse.

Old Business:

- a. **Landscaping Update-** The landscaping sustained damage from the winter freeze, and cutbacks were completed a few weeks ago. The team will continue monitoring the affected plants to determine whether replacements are needed. Sherri has been working closely with the landscape company's account manager and is pleased with the progress so far. There is also concern that the ongoing drought may have allowed salt to compromise the wells, and Dave will be investigating this issue further.

New Business:

- a. **Lattice Repairs-** President Ray Belz asked whether the lattice on the front wall should be repaired or the opening enclosed to match the existing stucco wall, noting that one section requires immediate attention. The Board agreed to proceed with repairing the lattice at this time and revisit the option of enclosing the wall at a later date. Two proposals were submitted (See Exhibit F). Following a discussion, Kathy Wiles made a motion to accept the Special Teams proposal for the lattice repair, and Carolyn seconded the motion. All were in favor, and the motion carried.
- b. **Review of Turf Management Proposals-** (See Exhibit G) The Board discussed concerns that the current turf management vendor is not meeting the performance standards outlined in their contract. Sherri recommended conducting a test run with TruGreen, as the existing contract does not expire until the end of August. Phil made a motion to approve the annual TruGreen service

and authorize a single treatment at this time. Kathy Wiles seconded the motion. All were in favor, and the motion passed.

- c. **Smoking-** An owner submitted a formal complaint regarding a neighboring resident who has been smoking in the limited common areas. President Ray Belz explained that the Board does not have the authority to establish rules or regulations addressing this issue at the HOA level. Because the matter involves limited common elements and inside individual units, it must be brought to the Condominium Association for consideration. (See Exhibit H)
- d. **Annual Garage Assessment-** President Ray Belz provided clarification regarding the garage assessment currently collected by the OGPOA. The assessment amount is \$348, which covers general insurance for the buildings, exterior pest control services, an administrative fee, and the electricity charge. (See Exhibit I) He noted that the Presidents of the 4 associations meet regularly for lunch to discuss shared issues affecting all associations. President Belz further explained that the only portion of the assessment that the OGPOA does not directly pay for but still collects and then distributes back to the individual associations is the electricity fee. This arrangement and amount were agreed upon during one of the President's lunches. Phil made a motion for the OGPOA to continue collecting the electricity charges on behalf of the associations and distributing the funds back to them. The fee amount will continue to be determined by a majority agreement of the association Presidents. Sam seconded the motion. All were in favor, and the motion passed.
- e. **Noise Regulations-** The request for discussion was withdrawn.

Correspondence

- **None**

The Next Meeting is scheduled for August 14th at 10 am.

With no other business to discuss, Phil Bornor made a motion to adjourn, which was seconded by Kathy Wiles. With all in favor, the meeting was adjourned at 2:15 p.m.

Respectfully submitted,

Prepared for the Board by Property Management