

**THE OCEAN GALLERY ROPEYTY OWNERS ASSOCIATION, INC.
SPECIAL ASSESSMENT BOARD MEETING**

**February 20th, 2026
10:00 a.m.**

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

President Ray Belz called the Board of Directors Special Assessment meeting to order at 10:00 a.m.

Call To Order:

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

Absent:

Proof of Notice:

Notice of the meeting was emailed and posted on all official bulletin boards of the association on February 6th, 2026, in accordance with FS718.

New Business:

a. Discussion & Levy of Special Assessment for Operating Cash Replenishment:

President Ray Belz provided an overview of the distinction between expenses funded by the OGPOA Association and those funded by the individual condominium associations (Exhibit A). The audience packet included worksheets illustrating multi-year trends in expenses (Exhibit B) and income (Exhibit C). Treasurer Sam Price and President Belz outlined the factors contributing to the decline in operating cash.

Following extensive discussion, Phil Bornor made a motion to approve Option 3, a \$530 Special Assessment. After further discussion, Carolyn Harbourt moved to amend the motion to levy a \$600 Special Assessment. Brandi Noegel seconded the amended motion. With the hall in favor, the amended motion carried unanimously.

Treasurer Sam Price made a motion to set May 1, 2026, as the due date for the Special Assessment. The motion was seconded by Phil Bornor. With all in favor, the motion passed.

The next OGPOA meeting is scheduled for April 10 at 1:00 p.m.

With no other business to discuss, a motion was made by Kathy Wiles and seconded by Brandi Noegel to adjourn, and, with all in favor, the meeting adjourned at 11:20 a.m.

Respectfully submitted,

Prepared for the board by Prop Mgmt