

ORTEGA BLUFFS (OB) HOMEOWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS (BOD) MEETING

NOVEMBER 9, 2017

BOD in attendance: Tera Beene, Greg Reese, and Kathleen Mcfarland
OB Ambassador: Wendell Rollins
CAM Rep: Bob Woods
RESIDENTS in attendance: Vickie Boudreaux, Robert Cornish, Judy Wheeler, George Williams,
and Sue Williams

MEETING CALLED TO ORDER AT 10:00 am.

RESIDENT FORUM (3 minutes per resident):

Vicki Boudreaux asked questions concerning the new security cameras at the entrance of OB. The BOD point of contact for the cameras, Greg Reese, offered to brief regarding the upgrade of the cameras. Motion by Greg; seconded by Kathleen.

The original camera system was damaged by weather/water affecting camera and internet connections. That system was paid for years ago. An upgrade to the system was done to ensure the system is current with the latest technology and state of the art features to obtain information expeditiously. The upgraded camera system is now operational. The upgraded system now allows easier access to the system by just inputting a date and time and provides clear pictures of the front entrance (vehicles, license plates, etc.). We can now get immediate information. The BOD will be trained on the operational features of the system after the meeting. The BOD will be able to access the system 24/7 using their cell phones.

Judy Wheeler provided the BOD questions/suggestions she prepared. Mrs. Wheeler expects a response in 10 days. Mrs. Wheeler also asked for confirmation that the OB HOA, Inc., has a non-profit status. If so, postage fees to send out information to owners should be free.

APPROVAL OF BOD MEETING MINUTES SEPTEMBER 21, 2017:

Motion by Tera to approve meeting minutes; seconded by Kathleen.

Tera Beene
Jan 11 2018

FINANCIAL REPORT:

CAM provided BOD budget spreadsheets for review.

Popular-Operating Account:	\$ 52,151.82
Popular-Money Market Account:	<u>\$150,194.50</u>
	\$202,346.32

Motion by Tera to accept; seconded by Greg.

ARCHITECTURAL CONTROL (ARC) APPLICATIONS TRACKER:

CAM provided BOD ARC report for review.

Greg is POC for generator (#5463). Will provide information to close out at next BOD Meeting.

VIOLATIONS TRACKER:

CAM provided BOD Violations report for review.

BOD will review violations (Stage 2) at January 2018 BOD meeting. Owners with violations will be notified of when Stage 3 letters are to go out. Reviews of lawns will not occur until April 2018 (the start of the planting, etc., season).

OLD BUSINESS:

Speed Limit Sign. Greg briefed the BOD. The cost of the sign is \$3000. The BOD can operate the sign from their cell phones. If someone is tampering with the sign, alerts will be sent to BOD. Sign is moveable. So we can move to different locations in the neighborhood. If we want to add camera(s) on sign, there will be an additional cost. Motion by Tera to continue discussion/evaluation at January 2018 BOD meeting; seconded by Kathleen.

Irrigation Repair. The entire system at the front entrance of OB has been revamped. The cost to upgrade the system was \$3700. We now have the ability to test the systems. Greg is BOD point of contact. POC. Greg and Hoffman's Lawncare and Landscape (HLL) can now test the system and change the timers. Tera and Kathleen will be shown how to test the system and change the timers. Kathleen mentioned how quickly we have been able to have any problems fixed by the vendor. Response time has been less than 2 hours.

Tree trimming at OB entrance. The tree trimming cost was \$4000. The hurricane damage has been remedied. This has also improved the appearance of the OB entrance. In addition, it has eliminated a potential safety problem (low hanging branches). Note: If trees fall on an owner's property, it is the responsibility of the owner to contact their homeowner's insurance company.

NEW BUSINESS:

JEA street lights. JEA reports that the street lights throughout the OB community meet JEA requirements. If a resident notices any problems with a street light, contact JEA and provide them the Identification Number that is on the light pole and request LED replacement.

Beautification of OB front entrance. Greg found someone on Craig's List that has queen palms available that could be planted in place of the crepe myrtles at the OB entrance and common areas. Motion by Greg to replace the crepe myrtles with the queen palms. Discussion concerning the best time of year to replace/plant new plants, trees, etc. The best time to do this is in the spring. Motion by Kathleen to table this discussion until January 2018 BOD meeting; seconded by Tera. Motion by Greg to have HHL trim the crepe myrtles; seconded by Kathleen.

OB Committees. Motion by Tera to canvass owners for volunteers to work on the following committees and identify BOD leads for committees. Discussion.

Holiday Luminaries Committee. Tera lead; need four (4) volunteers. Ms. Boudreaux volunteered to assist.

Hospitality Committee. Greg lead; need four (4) volunteers.

Ponds Committee. Kathleen lead; further discussion at January 2018 BOD meeting.

Common Areas Landscaping Committee. Greg lead; Kathleen volunteered to assist; need six (6) volunteers.

Newsletter Committee. Greg lead; need four (4) volunteers. Mrs. Wheeler volunteered to assist.

OB Community Park. There is an interest to have a community park. Discussion. Requires lots of research (liability, costs, location, etc.). Motion by Kathleen to continue discussion at January 2018 BOD meeting; seconded by Tera.

OB entrance lights. Lights are on 24/7. Need to adjust timer. CAM action.

OB HOA Annual Meeting (March 2018). Agenda Item for January 2018 BOD meeting.

OB littering problem. Tera will contact City of Jacksonville re: enforcement.

OB additional trash pickup. Discussion. We continue to have a problem throughout the community regarding trash along the streets and sidewalks. Motion by Greg to pursue/evaluate additional trash pickup throughout the community on Mondays and Thursdays. This would be an additional expense for the community. Discussion. Motion by Kathleen to obtain two estimates for 1) cost for entire community, and 2) cost for only OB Parkway. Seconded by Greg. CAM will take for action.

CAM “drive thru” community. Motion by Kathleen to accompany CAM Team member on next drive-thru; seconded by Tera.

ADJOURNMENT

Meeting adjourned at 11:15 am.

Recorder: Kathleen Mcfarland