

NOTES 6 MARCH 2018
ORTEGA BLUFFS (OB) HOMEOWNERS ASSOCIATION (HOA)
ANNUAL MEETING
1st Coast Baptist Church, 7587 Blanding Blvd, Orange Park FL 32244

Tera opened the meeting at 6:00 pm. Count of residents in attendance from sign-in sheet and proxies received (46). Didn't have a quorum so this meeting is not an "official" meeting.

Board of Directors (BOD) briefed homeowners on various items concerning the OB HOA.

Bob Woods (CAM Office) explained why two meeting notices were sent out to homeowners. The CAM was responsible for the error (incorrect day of the week). The CAM Team will incur the expense for the second mailing.

Tera introduced OB BOD members.

Greg briefed re: New security cameras at the entrance of OB. Greg provided a comprehensive description of the system operation. OB BOD have been trained and can access the system 24/7. Homeowners receptive to actions taken. Further discussion at next OB BOD Meeting.

Greg briefed re: Beautification of OB front entrance (upgraded sprinkler system; tree removal \$4000; planting of small sego palms; keeping crepe myrtles and trimming them). Tera mentioned that electrical/lights will be installed at the OB entrance marquee. Homeowners receptive to actions taken. Further discussion at next OB BOD Meeting.

Question from homeowner: "Does the OB HOA pay for the water at the OB entrance"? Bob answered "Yes" and the OB HOA includes that cost in the annual budget.

Lengthy discussion from homeowners re: Littering problem outside of the OB entrance; along Collins Road; and, HUD housing development. This causes many problems including clogging the storage drains. Suggestions: contact local schools and ask for volunteers to pick up trash; possibly Boy Scouts/Community organizations; "Adopt a Highway"; OB residents, etc. NAS Jax volunteers and the City of Jax have been visible over the years cleaning up Collins Road. Further discussion at next OB BOD Meeting.

Greg briefed re: Portable/Computerized Speeding Sign. The sign was purchased (@\$3000) in September 2017. In the process of setting up in OB neighborhood. Homeowners receptive to actions taken. Further discussion at the next OB BOD Meeting.

Bob briefed re: OB HOA Budget. Our budget is based on 526 residential units in the community. Last year we moved \$15,000 to a Money Market. The OB BOD receives an updated spreadsheet of all budgetary expenditures and current category balances at each OB BOD Meeting. Bob answered several questions concerning the Budget (outstanding homeowners' annual fees: 86 residential units out of 526 residential units) and Community Compliance items.

A homeowner asked Bob to explain the 3 stages of the Community Compliance three month process.

A CAM representative drives thru the neighborhood twice monthly.

Stage 1: The First letter (with "dated" photo) is sent immediately during drive-thru to homeowner identifying violation and requesting plan of action by homeowner. The homeowner may call the CAM Office to respond.

Stage 2: A more forceful letter (with "dated photo) is sent immediately during drive-thru to the homeowner if they have not responded to the First letter.

Stage 3: If the homeowner again fails to respond, the OB BOD turns the violation documentation over to the OB HOA Attorney for action. Very expensive.

Kathleen briefed on drive-thru in OB neighborhood with CAM representative. Very enlightening. The Florida Statutes and OB Declaration of Covenants, and Restrictions are utilized to ensure compliance. The drive-thru was very thorough, well documented immediately on a Tablet, and consistent throughout the neighborhood. Any member of the OB BOD may accompany the CAM representative during the drive-thru.

Tera briefed re: Two homeowners volunteered to work on the Architectural Review Committee. Tera provided one-on-one training to the new members on the use of the computerized system.

Tera briefed re: OB BOD is looking for other members for committees. Further discussion at next OB BOD meeting. A homeowner mentioned that an OB homeowner has some luminaries available if the OB HOA wants them. Tera will contact the homeowner.

Tera briefed re: Pond Cleanup. Tentatively scheduled for April 2018. Tera will coordinate with homeowners who previously coordinated this with the appropriate parties to ensure compliance. Further discussion at next OB BOD Meeting.

Tera briefed re: Spring/Summer community garage sale. Further discussion at next OB BOD Meeting.

Kathleen briefed re: OB littering problem. Problem continues to exist. OB BOD received an estimate to provide cleaning and maintenance of the OB front entrance and three ponds.

Two days a week (Monday and Thursday): \$450 weekly

One day a week (Monday, Wednesday, or Thursday): \$250 weekly

Kathleen described the type of items that are littering OB Parkway. Several residents expressed concern about some of the items being biological hazards. It is not suitable for children to pick up. A homeowner volunteered to discuss this further with Kathleen. Further discussion at next OB BOD Meeting.

Questions/Comments from the homeowners:

“Any plans for a gated community?” No. Very Expensive.

“Does the water from our ponds drain anywhere?” Yes, to the creeks.

“Suggest that next OB HOA Annual Meeting and OB BOD Meetings start at 7 pm so that working homeowners can come to these meetings.” Further discussion at next OB BOD Meeting.

“Widening of Collins Road?” This project has been delayed for the past six years based on the City of Jacksonville's budget and other city priorities.

“Why is there a Jacksonville Sheriff's Officer (JSO) at the meeting tonight?” The OB BOD received complaints about the meeting last year. The OB BOD wanted to ensure that attendees at this year's meeting were in a comfortable environment and able to hear others speak, etc. Several questions from the homeowners concerning crime in the OB neighborhood. The JSO agreed to answer their questions. While he was assigned to the neighborhood, there was one missing person case and a domestic violence complaint. Compared to the rest of Jacksonville, our neighborhood is one of the safest. The neighbors look after each other in OB.

Meeting adjourned at 7:45 pm.

Notes by Kathleen McFarland