

**Ortega Bluffs Homeowner's Association, Inc.**  
**c/o CAM Team, Inc**  
**1008-120 Park Ave, Orange Park, FL. 32073**

**Board of Director's Meeting Minutes**  
**Thursday, February 7, 2018**  
**9:30 am**

Present for Board of Directors Tera Beane, Vicki Boudreaux  
**OB Ambassador** Wendell Rollins  
**CAM Representative** Bob Woods, Teri Gormley  
**Residents** George Williams

- Call to Order 9:42 am by Tera Beane
- Approval of 12-13-2018 Meetings Motion Tera Beane, 2<sup>nd</sup> by Vicki Boudreaux
- Financial Report By Bob Woods as of 11/30/2018

Popular – Operating Acct	\$ 113,093.87
Popular – Money Market Acct	201,345.67
Petty Cash	500.00
Total	\$ 314,939.54
- President's Report We have been contacted by an attorney from Winter Park, FL specializing in Eminent Domain cases regarding widening of Collins Rd and our loss of property. Aerial photos of expansion were presented. No date known at this time. Attorney's office does not charge OB HOA, all fees come from state only if attorney is able to negotiate a better price.
- ARC Tracker Report Site visit by ARC committee on erosion issue and terracing solution by homeowner put on hold pending notification of neighbors and proof of contractor certification, 2 other requests approved
- Violation Tracker 8 Stage 3 non-compliance items sent to HOA attorney motion by Bob Woods, seconded by Tera Beane
- Old Business
  - Lake Doctors, Inc contract presented for 170 Grass Carp to be stocked in our ponds for \$963, We would like a report from them as to when and where disbursement occurred, Vicki Boudreaux will follow up
  - Bob Woods might have a buyer for the Speed Sign and \$2500 was agreed for asking price
- New Business
  - Annual Meeting date set for 6:00pm March 4, 2019 at First Coast Baptist Church, Charles Renick will be asked to speak regarding trash left on Collins Rd and what we can do about it. Uniformed police officer to be in attendance since that worked well to keep meeting civil on track last year.
  - HOA insurance asks for "No Recreation" signs put up at each pond as previous 'No Swimming" signs are aging and some have fallen over, Bob Woods will be getting quotes on signs and installation.
  - Residents Forum (3 Minute Limit per Resident) George Williams mentioned possibility of landscape lighting (rope lights) at front entrance and Marque and removal of small torn flag and holder. Lawn treatments and rescheduling of sprinkler system were also discussed.
- Adjournment 10:39 AM