

Ortega Bluffs Homeowner's Association, Inc.
c/o The Cam Team
2233 Park Ave Ste. 103, Orange Park, FL 32073
Phone: (904) 278-2338 | Fax: (904) 638-1435

Minutes of Board Meeting
Thursday, August 11, 2022
The CAM Team | Orange Park Town Meeting Building

- **Board Members Present:** Tera Beene, Wendell Rollins, Priscilla Dorenkott
- **Present on behalf of The CAM Team:** Bob Woods, CAM

- **Call to order:** The meeting was called to order at 9:05 AM by President Tera Beene.

Motion to accept the amended minutes of the last board meeting was made by Wendell Rollins, seconded by Tera Beene; all in favor, motion passed.

- **Financial Report:** The CAM Team presented the Financials and reviewed accounts receivable.
- **Violation Report:** Board Reviewed. Tera Beene motioned to send all Stage 4s and above to the attorney, seconded by Priscilla Dorenkott
- **Architectural Review Report:** An ARC Report was provided to the Board; 5507 Barrington Ct's ARC was denied. The ARC for 5585 Casaverde Ct was approved with the conditions that the fence is fifteen (15) feet set back from the edge of the home and is completely level. The ARC at 5365 Vivera Lane was approved.

- **Old Business:**
The Board of Directors instructed The CAM Team to have Sergeant Goldstein to patrol and write people up for speeding in the community as well as, issue citations for people blocking sidewalks.

Wendell Rollins made the motion to approve the landscaping of the third (3) island. Tera Beene seconded the motion. All were in favor and the motion passed.

- **New Business:** Tera Beene made the motion to approve of the tree trimming along the sidewalks and the front entrance to add symmetry and safety for pedestrians. Priscilla Dorenkott seconded the motion. All were in favor; the motion was approved. The CAM Team will reach out to Orange Park Trees to begin the work.

As new homes are beginning to be built in the community the Board of Directors wants to ensure that the homes being built remain in compliance regarding appearance, the homes exterior must be brick, coquina, or stucco. Management will contact the attorney with this information.

- **Homeowner Forum:** Four (4) homeowners were in attendance.
- **Adjournment:** Tera Beene motioned to adjourn the board meeting at 10:00 AM. Motion passed unanimously.

Approved
12/15/22