

**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, December 15, 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 9:38 AM by President Tera Beene.

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

- **Financial Report:** The CAM Team presented the Financials and reviewed accounts receivable.
- **Violation Report:** Board reviewed all stage 3 and 4 violations. Tera Beene motioned that all violations pertaining to dead grass be placed on hold until March of 2023, all other Stage 4's to be escalated to the attorney; seconded by Wendell Rollins. All approved.
- **Architectural Review Report:** An ARC Report was provided to the Board; 7913 Bristol Bay Ln W was approved for Solar Panels.
- **New Business:** Tera Beene made the motion to approve the documents from the attorney regarding fencing in the neighborhood, seconded by Wendell Rollins, all approved.


The Holiday Decorating Contest was discussed, and judges were selected.

Tera Beene motioned to purchase new letters and numbers for the marquee, seconded by Priscilla Dorenkott. All approved.

Tera Beene motioned that island 2 and 3 be re-sodded with Zoysia Grass in the spring of 2023, seconded by Wendell Rollins. All approved.

Discussion of changing security camera provider was tabled.

- **Homeowner Forum:** One (1) homeowner was in attendance.
- **Adjournment:** Tera Beene adjourned the board meeting at 10:07 AM.

  
2-9-2023