

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, February 9, 2023, 9:30 AM
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 9:30 AM by President Tera Beene.

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

- **Financial Report:** The CAM Team presented the Financials and reviewed accounts receivable.

- **Violation Report:** Board reviewed all stage 3+. Tera Beene motioned that all violations Stage 3+ be submitted to Ted Brown; seconded by Wendell Rollins. All approved.

- **Architectural Review Report:** An ARC Report was provided to the Board; all approved.

Old Business: Discussed getting bids for rejuvenating plants by the Monument Sign

- **New Business:** Wendall Rollins motioned to accept the Legal Documents for Corporation, 2nd by Tera Beene, Tera Beene signed the documents to be returned to Ted Brown's Office for completion.

Wendall Rollins motioned to Mediate 7767 Ortega Bluff Parkway, 2nd by Tera Beene, All approved.

- **Homeowner Forum:** One (1) homeowner was in attendance, Greg Reese, and commented of the from entrance of the Association.

- **Adjournment:** Wendell Rollin motioned to adjourn the board meeting at 10:16 AM, 2nd by Tera Beene.

Tera Beene
4-6-2023