

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
Friday January 11, 2024, 9:00AM
The CAM Team | Orange Park Town Meeting Building

- **Board Members Present:** Tera Beene, Wendell Rollins
- **Present on behalf of The CAM Team:** Bob Woods, CAM
- **Call to order:** The meeting was called to order at 9:15AM by President Tera Beene.

Motion to accept the proposed minutes of the last board meeting was made by Wendell Rollins, seconded by Tera Beene.

- **Financial Report:** Bob Woods presented the Financials and reviewed accounts receivable; assets impressive.
- **Violation Report:** Board reviewed all stage 0 and stage 3 violations. Wendell Rollins motioned that all violations, 0 and 3, be submitted to Ted Brown, seconded by Tera Beene.
- **Architectural Review Report:** An ARC Report was provided to the Board; 5323 Marsala Lane, denied; 7524 Caravaca Ct, additional information requested.

Old Business:

- Winners of the Christmas Decorations were decided:
 - 1st Place 5503 Cassaverda Ln. – Credited Full Year of Assessment
 - 2nd Place 5413 Bristol Bay Ct. – Credited ½ Year Assessment
 - 3rd Place 7857 Foxgate Ct. – Credited ¼ Year Assessment
- **New Business:** Garage Sale date was set for April 20th, 8AM-3PM and will be placed in the Times Union
 - Beautification of Ortega Bluff Parkway was discussed, Tera Beene motioned for proposals, seconded by Wendell Rollins
 - Discussion of obtaining estimates for Solar Lighting
 - Discussion of having the front monument sign pressure washed.
- **Homeowner Forum:** Byron Goings was present, invited to join BOD, he is considering.
- **Adjournment:** Meeting adjourned at 9:34AM.