

**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, March 25, 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 9:14AM by President Tera Beene.

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

- **Financial Report:** Bob Woods presented the Financials and reviewed accounts receivable; accepted.
- **Violation Report:** Board reviewed all stage 0 and stage 3 violations.
- **Architectural Review Report:** No current ARC's to be approved

**Old Business:**

- Reviewed Sgt. Goldstein neighborhood watch
  - Request to city for 30 mph sign to be placed on Ortega Bluff Parkway
  - Motion made by Tera Beene to add Byron Goings to the Board, seconded by Wendell Rollins, Byron accepted position to the Board of Directors.
  - Ad was placed in Times Union for the spring garage sale
  - Arrange to paint the front entry sign and enhance landscaping at the entrance
- **New Business:**
    - Discussed trimming dead trees and adding bushes to certain common areas
    - Discussion of obtaining estimates for Solar Lighting
    - Discussion of having the front monument sign pressure washed.
  - **Homeowner Forum:** N/A
  - **Adjournment:** Meeting adjourned at 9:38AM.

