



## BOD Meeting Minutes

May 19<sup>th</sup> 2021, 08:00 AM Eastern Time (US and Canada)

Location: Bert Krista Residence, OFB

### **Present:**

Darryl King – Chairman  
Wolfgang Reichenberger – Board Director  
Richard Schaden – Board Director  
Bert Krista – Acting Board Director  
Sean Andrews – Acting Board Director  
Sonya Alvino – POA Manager  
Vanessa Carlino – Attorney

Darryl King Chairman of the Board – Meeting called to order at 8:05pm.

### **Meeting Agenda:**

Agenda approved by all

Minutes of meeting of 25<sup>th</sup> Sept 2020, were already approved and disseminated on 12<sup>th</sup> November 2020 to the community.

### **Security Committee Update**

- IOFB automated gate and Transponder installed and working well.
- New camera's currently being installed at IOFB gate
- GateKey access system is well received in the community and uptake has been good. Access policy was amended to include the phasing out of standing visitor lists. Anyone not using gate key to permit guests will call and verify anyone visiting OFB.
- Tactical Team training and deployment was conducted in January to fully train our first responders to security incidents.
- 20 new street lamps are to be installed in OFB during May. These will be placed in areas that are darker and more vulnerable.
- New speed bumps were installed at Fincastle and Charlotte islands, and temporary speed bumps instated on Club Lane.
- The POA received a legal letter from OFB Club in opposition to the new GateKey access system. Resolutions to possible access delays at the main gate being pursued:
  - Opening gate at Command Centre for GateKey and Transponder access ONLY
  - Left lane at Main gate for GateKey and Transponder access ONLY



### **HARC Committee Update**

- Charlotte 4 – Account delinquency and extended construction timeline to be sent for collection to legal office to enforce covenants obligations.
- A new Sand Dune Policy was instated stating that no construction will be permitted within 20 feet of the crest of any sand dune. The crest of a sand dune will be assessed by an independent contracted architect on a case by case basis.
- A new Solar Panel Policy was instated to encourage the use of renewable energies in OFB but with style guides so as to enhance, and not detract, from the ambiance of OFB.
- The policy on temporary chain link fencing was updated to clearly stipulate that chain link fencing will only be permitted during construction, at a height of between 6 – 8 feet, and must be covered by a green screen. All chain link fencing must be removed when construction is completed.
- The HARC Fee structure was increased to offset the costs associated with construction in the community. Fees on full blown construction (new buildings, entire property construction etc) will be billed annually, whereas construction for renovations, docks and smaller projects will be billed monthly, but on the same fee basis.
- HARC will continue its practice of having all construction sites inspected by our contracted architect quarterly, unless there is a requirement for more regular inspections and spot checks at specific properties. Site inspections will be unannounced.
- A new lighting policy was enacted in October 2020 to maintain the low light ambiance of OFB and avoid the interference to majestic night sky vistas.
- The POA enlisted the assistance of Terrain Landscape Architects to create a “Landscape Policy” for the community which was enacted in March 2021.
- The POA Handbook has been updated and added to the website. This document will be updated monthly going forwards with any and all new policies
- The POA is pursuing a permanent solution to beach access for the security team. This may take the form of a beach easement on Ocean Drive, currently being investigate by the POA office and Carlino & Co.
- Terrain Landscape Architects have been contracted to produce a “Liveability Master Plan” for OFB which includes the development of ‘green areas’ for better enjoyment of the community, for instance: walking paths, cycle lanes, gathering areas, doggy parks, play areas, outdoor fitness amenities etc. This plan will be presented at the AGM.
- HARC currently pursuing an environmental policy with regards to the use of pesticides, herbicides and fertilizers to limit the adverse impact upon Bee and beneficial bug populations. Possible outcome would be a list of registered companies utilizing environmentally friendly chemicals only. POA office to investigate.

### **Finance Committee Update as of May 7<sup>th</sup> 2021:**



1. New Finance Committee Instated
  - a. Chairman: Sean Andrews
  - b. Members: Sean Andrews; Greg Kelly; Wolfgang Reichenberger
  - c. Committee will meet Quarterly, oversee all budgetary items outside of Budget and create leadership on forecast budgeting for larger community projects
2. Financial Update:
  - a. Receivables at \$373,495.52 of May 7<sup>th</sup>
    - i. BOD unanimously agreed to send a demand notice to Canal Lot 15 and Marina Blk 3, Lot 1 for POA fees outstanding
    - ii. BOD unanimously agreed to file a writ on outstanding fees for Charlotte 4.
  - b. \$1,607,750.00 in Bank as of May 6<sup>th</sup>.
  - c. Projected funds at Dec 31<sup>st</sup> 2021 (with no larger spends on unexpected items) = \$302,467.90. POA Manager heeded caution in spending given the tight budget for this year.
3. Long term projects: The Board recognized the need to make financial provision for longer term projects that will need to be addressed in coming years ie. Re-paving of roads; repair of bridges; repair of channel groins; implementation of the Master Liveability Plan; construction of a new office building for security and POA head office. Chairman is investigating loan vehicles; or security bonds as possible avenues of financing and will continue to keep the community abreast going forwards in a concerted effort to keep special assessments at a minimum.

#### **Legal Update**

- Vanessa Carlino provided an update on the litigation case with OFB Developer. She has been assured by Judge Charles that a judgement will be delivered by end of July 2021.

#### **Manager Update:**

- a. Tennis Courts/Basketball court – Tennis Court Maintenance expert contracted for immediate maintenance and an ongoing maintenance program. New wind guards ordered, centre court strap and squeegees.
- b. Montagu Playground – repainting completed; renovations continuing.
- c. OFB Playground – renovations planned
- d. Fincastle Roundabout renovation underway.
- e. 17 x BPL Enclosures being surrounded by green hedges.
- f. Pavilion – replaced broken window fixtures; broken/leaking toilet; replaced water fountain; picnic tables painted; new bench installed. (Holding off on extensive renovations pending “Liveability Master Plan”).
- g. Road Signs/Utility posts repainted.



- h. Renewed and refreshed all street signs in OFB.
- i. Rock impeding Fincastle canal to be removed by Bahamas Barging in May 2021.
- j. Replaced rotten water plates.
- k. OFB Perimeter Fence clearing

#### **Other Matters**

- AGM to be held on Wednesday 1<sup>st</sup> September 2021 at Island House. Full online meeting support to be provided for those who do not wish to attend in person.
- The contribution of Xanadu to security costs continues to be pursued by Board Members.
- A vaccination policy for staff was discussed and all agreed that this should remain a personal choice and decision and that a mandatory vaccination policy would not be supported at OFB POA.