

5/26/2022

March 31, 2022

## Ocean Walk at New Smyrna Beach Building No 20 HOA Zoom Board Meeting

1. Call to order at 10 am on March 31, 2022
2. Roll Call with all board members present via Zoom – Frank Curcio (President), Nick Stuart (Vice President), Gina Westfall (Treasurer), Floris Rogers (Secretary) and Mike Rosentrater (Director).
3. Nick gave a synopsis of the decision to change management companies from KLGB to Intracoastal Bookkeeping and Management (owner Debbie Kreinest), followed by discussion and questions from several building 20 owners. Nick made a motion to ratify the hiring of Intracoastal as the new HOA management company with Debbie Kreinest as manager, was seconded by Mike and approved by all board members.
4. Q and A  
Martin Haines asked about the building condition and the lawsuit with the developer. Several owners had input relative to the destructive testing; however, until the final report from Jason Bruce, our construction defect attorney, is complete, we do not have answers.  
Stacy Webb expressed concern about the budget, reserves, and potential shortfall to be made up as an assessment – we hope to have a better understanding once our new management company provides more cohesive financials.  
Gina mentioned our need to have better communication. We hope to get a website up and running to provide much needed information for all owners going forward.
5. Motion to adjourn by Mike, seconded by Nick at 10:50 approved by all members.

Respectfully submitted,

Floris Rogers, Secretary