



Oceanview Estates Owners Association, Inc.
ocean-view-hoa.org

Board of Directors Meeting Minutes – 2025.05.13

Meeting Location: Nassau County Library

I. Call to Order by President 5:30pm

II. Quorum Established

Directors Present: Brenda Singer, Darren Horst, Larry Davis, Ian Parrish
Directors Absent: None
Members Present: Jack Maris, Lance Kelly, Colette Parsons, Kendall Parsons, Sharon Rabant, Bill Sebastian, Courtney Parrish
Attended by Proxy: Sarah Harrell (proxy filed with Secretary)

III. Discussion of Business

Meeting Guidelines

Brenda Singer reviewed her proposed meeting rules.
Darren Horst announced meeting was being audio-recorded.
The Board clarified that Brenda Singer's proposed rules were not approved by the Board, and that they exist as guidelines.

Review of Last Meeting Minutes

Brenda Singer announced that last meeting minutes were not posted within 48 hours of the meeting.

MOTION by Brenda Singer to review minutes next meeting.

Motion passed unanimously except abstention by Ian Parrish.

DEADLINE next meeting

Treasurer's Report

Larry Davis delivered P+L and Balance Sheet.

MOTION by Darren Horst to perform due diligence on opening a CD for investment.

Motion passed. All in favor except Larry Davis opposed.

DEADLINE is next meeting.

Bill Sebastian pointed out that the Board did not honor its own protocol to ask for member input prior to voting.

Jack Maris inquired about HOA savings.
Board members re-voted with same outcome as above.

ARC Report

Colette Parsons reported one application, which was approved.

Website Report

Jack Maris discussed push notifications.
Board discussed owner information on Web site.

Landscaping and Pond Committee Report

Ian Parrish reported on Phase 1 of the front garden installation, weeding maintenance, negotiation of cost for Phase 2 including a possible donation, and installation of a turtle and debris filter on pond outflow to curb erosion. The filter fabrication and installation was performed at no cost to the HOA.
Colette Parsons requested palm contractor's information.

ACTION ITEM: Board to deliver palm contractor's contact information to all owners.
COMPLETED as of the time of this writing.

Covenants Report

Brenda Singer reported only Amendment 1 passed, and all other Amendments failed to meet approval by owners.

ACTION ITEM: Brenda Singer will ask Board attorney to record Amendment 1 and will ensure new Covenants are posted to HOA Web site.

III. New Business

Bylaws

Brenda Singer stated that the Bylaws must be reviewed for "due diligence," that a committee will not be formed, and that the budget for the exercise will be zero dollars.
Ian Parrish discussed the lack of any clear reason to change Bylaws except a previous statement in a Board meeting about increasing fees.
Larry Davis stated his intention not to raise fees, and further stated that the Bylaws only affect the Board.
Bill Sebastian pointed out that Larry Davis's statement was not truthful inasmuch as the Bylaws affect how members of the community function as a group; and he asked that the community be involved in any decision to change Bylaws.
Darren Horst stated that community should be involved.

Ian Parrish urged the Board not to repeat the significant waste of money on the Covenants with a Bylaws expense for no clear purpose. He recommended the Board first email owners to ask if they want to change the Bylaws and if so, what input they have.

ACTION ITEM: The Board will email owners to ask if they want to change the Bylaws and if so, what input they want the Board to consider.

Website

MOTION by Darren Horst to form a work group for Website review.

Sharon Rabant requested contact information for neighbors be posted to the Website.

2nd by Brenda Singer. Motion passed unanimously.

Nominating Committee

Brenda Singer announced that two Board positions will be open at the end of the year, and discussed who should be appointed to a nominating committee.

MOTION to send out an email to the community asking for volunteers.

Repairs to Community Bulletin Board

Darren Horst stated that he would complete repairs to the bulletin board by June 10.

Board of Directors Duties

Brenda Singer requested to form a work group to outline Board member duties.

Darren Horst suggested duties could be exchanged via email to save Board members' time.

ACTION ITEM: Brenda Singer will schedule a time to review duties.

Bridge at Rear Entrance

Brenda Singer announced that repairs are being made to the bridge near the rear entrance.

III. Discussion from the Floor

Brenda Singer's Meeting Rules

Bill Sebastian stated that because the community is affected by the Board's meeting rules, the community should have been consulted.

Darren Horst explained that the rules are only guidelines for respectful meetings.

Bill Sebastian clarified that the Board is making decisions that everyone must live by and abide by, and that the Board has regularly failed to consult with the community in advance.

Darren Horst reiterated that the guidelines are to facilitate discussion.

Brenda Singer stated the intent of Florida Law regarding discussion in meetings, and stated her intent not to shut anybody down.

Darren Horst encouraged the Board to presume positive intent by all parties.

Courtney Parrish inquired whether the guidelines were prepared by the Board or by an individual.

Brenda Singer clarified that that she had prepared the guidelines, and they had not been discussed in a meeting of the Board prior to her implementation.

Ian Parrish expressed satisfaction with participation at the instant meeting, and cited Thomas Jefferson on Robert's Rules, "It is much more material that there should be a rule to go by than what that rule is; that there may be a uniformity of proceeding in business, not subject to the caprice of the Speaker or captiousness of the members." He invited all in attendance to offer feedback on the efficient function of the community in open meetings.

Jack Maris stated that rules for large meetings may not be applicable to meetings of our small HOA.

Brenda Singer requested that owners become active in community activities.

Bill Sebastian reiterated that the Board has been operating in a closed fashion.

Darren Horst invited feedback.

Brenda Singer requested additional feedback. Attendees had none.

IV. Adjournment

MOTION to adjourn by Darren Horst. 2nd by Ian Parrish. Motion passed unanimously.

Meeting adjourned at 6:49pm.