

TOWN OF OCEAN BREEZE
MINUTES REGULAR TOWN COUNCIL MEETING
Monday, June 12, 2023
Ocean Breeze Resort Clubhouse, Pineapple Bay Room
700 NE Seabreeze Way, Ocean Breeze, FL

- 1. Call to Order** – President De Angeles called the meeting to order at 10:30 a.m.
- Pledge of Allegiance – Mayor Ostrand led the Pledge of Allegiance
 - Roll Call – Present Mayor Karen M. Ostrand, President Kenneth De Angeles, Council Members Kevin Docherty, Gina Kent, Liz Reese
Absent: Vice President Bill Arnold, Council Member Sandy Keblbeck Kelley
 - Staff Present –Town Management Consultant, Terry O’Neil; Town Attorney, Rick Crary; Town Clerk, Kim Stanton; and Administrative Assistant, Shannon Roger

- 2. Approval of Minutes** – Council Member Reese, seconded by Council Member Docherty, made a motion to approve the minutes of the regular meeting of May 8, 2023.

President De Angeles asked for public comments. There were none.
All in Favor: Yes: De Angeles, Kent, Docherty; Reese No: None; Motion Passed – 4-0

- 3. Request motion to accept and Transmit F/Y 2021-2022 Audit Report to appropriate state-level Government agencies** – Mark Bymaster, Audit Manager with Nowlen, Holt & Miner, PA, presented a summary of the 2021/2022 Audit to the Town Council and stated that The Town of Ocean Breeze was in compliance with Florida Statute 218.415.

President De Angeles asked for a motion to accept and transmit the F/Y 2021-2022 Audit Report.

Council Member Docherty, seconded by Council Member Kent, made a motion to accept and transmit the F/Y 2021-2022 Audit Report.

President De Angeles asked for any additional comments from the public. There were none.
All in Favor: Yes: De Angeles, Reese, Kent, Docherty; No: None; Motion Passed – 4-0

Town Management Consultant Terry O’Neil thanked Town Clerk Kim Stanton and Administrative Assistant Shannon Roger for their work on the Audit.

- 4. Florida League of Cities Hometown Hero Award(s) Recognition of Mayor Ostrand** – President De Angeles recognized Mayor Ostrand as a recipient of the Florida League of Cities Hometown Hero Award and presented her with a plaque commemorating the award. He thanked the Mayor for her hard work on behalf of the Town of Ocean Breeze.

- 5. Comments from the public not on the agenda** – Matthew Biondolillo of 2680 NE Breezeway Circle addressed the Council to provide an update regarding the ongoing roof issues in the Seawalk Community. He informed the Council that D. R. Horton and their roofing subcontractor were working to address the issues but that his roof had not been repaired. He stated a visual inspection of his roof had taken place on May 5th with D. R. Horton and Town Building Official, Steve Nicolosi. He went on to say that Mr. Nicolosi reached out to him shortly after the inspection and informed him that some of the air vents on his roof were missing an external baffle. Mr. Biondolillo then said that he informed D. R. Horton of the missing baffle(s) Mr. Biondolillo shared his research and findings pertaining to roof vents.

Mayor Ostrand asked if the information Mr. Biondolillo shared with the Council had been sent to the Town office.

Mr. Biondolillo replied that the information was sent to D. R. Horton and Town Building Official, Steve Nicolosi.

Mayor Ostrand asked Mr. O'Neil if he was aware of Mr. Biondolillo's issue in relation to building codes.

Mr. O'Neil responded that he was aware of the issue(s), he went on to say that he spoke to Town Building Official, who is working on the issue and had asked D. R. Horton to provide further information on the roofs and to correct the issue should it be a building code violation. Mr. O'Neil continued that the Town was also working on the ongoing A/C issues facing some residents in Seawalk, as well as insulation, landscaping, and irrigation. Mr. O'Neil also informed the Council that the Bond on certain infrastructure issues remained in place, and meetings with the builder were ongoing.

Town Attorney Rick Crary advised Seawalk residents not to neglect the warranty period on their homes, as the Town was not a substitution for their warranty.

Council Member Kent asked if Mr. Biondolillo's roof issue was a building code violation or a warranty issue.

Attorney Crary responded that failing to meet Florida Building Code could provide the homeowner with a remedy, but he recommended speaking to an attorney regarding their home warranty.

Mr. O'Neil added that The Town had met with Mr. Crary's associate, Attorney Michael Cristoforo, regarding warranty issues vs. building code issues.

Mr. O'Neil asked Mr. Biondolillo if he could provide copies of the paperwork that he brought to the meeting.

Mr. Biondolillo replied that he brought copies and asked that it be added to the Town Record. He shared more information on roofing baffle vents.

President De Angeles asked for comments from the public. There were none.

6. Comments from the Council on topics not on the agenda - President De Angeles announced the passing of former Mayor and Town Council member David Myers, and asked Mr. O'Neil to speak on his service to the Town of Ocean Breeze.

7. Comments from Town Management Consultant Terry O'Neil - Mr. O'Neil spoke on the passing of former Mayor and Council Member David Myers, and his service to the Town of Ocean Breeze. Mr. O'Neil then informed the Council that The Town had entered into a contract with Wojcieszak and Associates, a mechanical engineering firm, to assist with the A/C issues in the Seawalk Community. He added that the Landscape Architect contracted by the Town to address the landscaping and irrigation issues in the Seawalk Community had performed an assessment and that the findings had been sent to D. R. Horton with an expectation that the issues would be resolved.

8. Comments from Mayor Ostrand – Mayor Ostrand thanked President De Angeles and the Council for the plaque commemorating the Home Rule Hero Award. She then encouraged everyone to contact their state representatives should they wish to become more involved in state and local issues. She also reminded Council members of the upcoming Treasure Coast Regional League of Cities Barbeque being held on July 19.

President De Angeles announced the upcoming meetings for 2023:

- Regular Town Council Meeting Monday, July 10 at 6:00 p. m.
- Budget Workshop and Setting of Tentative Millage Rate, Wednesday, July 26, 2023; at 6:00 p. m.
- Regular Town Council Meeting Monday, August 8 ~~14~~, 2023, at 10:30 a. m. *
- Regular Town Council Meeting Monday, September 11, 2023, at 10:30 a.m.
- Proposed Budget and Tentative Millage Rate Hearing, Wednesday, September 13, 2023, at 6:00 p. m.
- Final Budget and Millage Rate Hearing, Wednesday, September 20, 2023, at 6:00 p. m.

9. Announcements – The next regular Town Council meeting will be held on Monday July 10, 2023 at 6:00 p. m. at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze.

President De Angeles asked for a motion to adjourn.

Council Member Docherty, seconded by Council Member Kent, made a motion to adjourn.
All in Favor: Yes: De Angeles, Kent, Docherty; Reese No: None; Motion Passed – 4-0

Meeting adjourned at 11:02 a. m.

Minutes approved: July 10, 2023

* Correction of Date of Aug. Town Council Meeting from the 8th to the 14th.