

TOWN OF OCEAN BREEZE
MINUTES SPECIAL TOWN COUNCIL MEETING
Tuesday, April 29, 2025, 10:30 a.m.
Ocean Breeze Resort Clubhouse, Maritime (Media) Room
700 NE Seabreeze Way, Ocean Breeze, FL

1. Call to Order – President Docherty 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 Kevin Docherty; Vice President Sandy Kelley; Council Members George Ciaschi, Janet Galante, Michael Heller, and Matthew Squires
- Staff Present – Attorney Consultant, Paul Nicoletti; Engineer Consultant, Leo Giangrande, PE; Permit Processor, Pam Orr; Town Clerk, Kim Stanton

1.A. Motion to Approve Letter to Chubb Insurance Re: Forestar Surety Bond – Council Member Heller, seconded by Council Member Galante, made a motion to transmit the letter to Chubb Insurance Company.

President Docherty asked for public comments.

There were none.

(Roll call vote: Yes: Docherty, Ciaschi, Kelley, Heller, Squires, Galante; No: none; motion passed 6-0)

Attorney Nicoletti discussed his conversation with Town Attorney Torcivia regarding the possibly of holding the letter for a few additional days to see if H & J produced a scope of work. He explained the content of the letter, the process, and his communications with Attorney Will McFetridge, who represented Forestar.

Discussion ensued regarding a delay in sending the letter, the bond, the scope of work, costs, the process, delays, punch list(s), correspondence, and options.

The Town Council agreed by consensus to transmit the letter on Friday, May 2, 2025, if the required scope of work was not produced by close of business on Thursday, May 1, 2025.

2. Town Management Consultant Interviews – Introduction by Mayor Ostrand – Mayor Ostrand introduced Dan Hudson and provided background information.

Questions and answers ensued.

Mr. Hudson was dismissed.

President Docherty introduced Zach Davis-Walker.

Questions and answers ensued.

Mr. Davis-Walker was dismissed.

President Docherty called for a five-minute recess.

3. Discussion and Vote – President Docherty led a discussion on each candidate.

Council Member Galante, seconded by Council Member Heller, made a motion to engage the services of Dan Hudson as Town Management Consultant.

(Roll call vote: Yes: Heller, Docherty, Kelley, Squires, Galante; Ciaschi; No: none; motion passed 6-0)

Pam Orr, Permit Processor, confirmed that a contract was being prepared by Attorney Torcivia and would be brought forward at the May 12th meeting.

Discussion ensued regarding the certified letter to be sent by the Town Attorney to the property owners at Palmetto Drive regarding a possible quiet zone.

4. Announcements – President Docherty announced that the Regular Town Council meeting would be held on Monday, May 12, 2025, at 10:30 a.m. at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze.

5. Adjourn – Vice President Kelley, seconded by Council Member Heller, made a motion to adjourn the meeting at 12:16 p.m.

(All in favor: Yes: Docherty, Kelley, Ciaschi, Galante, Heller, Squires; No: None; Motion passed 6-0)

Respectfully Submitted,

Kim Stanton

Town Clerk

Minutes approved: May 12, 2025