

TOWN OF OCEAN BREEZE MINUTES REGULAR TOWN COUNCIL MEETING

October 13, 2025, 6:00 p.m.
Ocean Breeze Resort Clubhouse Pineapple Bay Room
700 NE Seabreeze Way, Ocean Breeze, FL

- 1. Call to Order, President Docherty** – President Docherty called meeting to order at 6:00pm
 - **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, Matthew Squires; **Absent:** Michael Heller
 - **Staff Present:** Town Management Consultant, Dan Hudson, Engineer, Leo Giangrande; Town Attorney, Gemma Torcivia; Town Clerk, Pam Orr; Town Bookkeeper, Wendy Price
- 2. Approval of Minutes** – President Docherty asked if there were any corrections to minutes from the September 8, meeting.

Council Member Galante requested a change on page 2, in the sixth paragraph down, that the minutes needed to reflect that there was a vote regarding the motion to proceed with the Indian River Drive crosswalk restoration.

Town Management Consultant, Dan Hudson, confirmed a vote did occur.

President Docherty stated that the correction to add the voting results would be made to the minutes.

Council Member Ciaschi, seconded by Vice President Kelley, made a motion to approve the minutes for the regular meeting on September 8, 2025.

President Docherty asked from comments from the public.

There were none.

(All in favor: Docherty, Kelley, Ciaschi, Galante, Squires; Absent: Heller; No: None: Motion passed 5-0)

- 3. Supervisor of Elections** – President Docherty introduced Vicki Davis and Kherri Anderson from the Martin County Supervisor of Elections office.

Vicki Davis, Supervisor of Elections, gave a presentation on Martin County's 100th anniversary. She discussed the Seven Gatekeepers, voter turnout and the budget for the Supervisor of Election. She added that the voting equipment would be replaced for the 2026 election cycle and that it looked like the State would be mandating the use of paper ballots for all future elections.

Kherri Anderson spoke about Milestone's in the school's Civic engagement programs. She encouraged everyone to take a tour of the elections office and learn the history. She encouraged residents to consider volunteering to become an election worker. Ms. Anderson updated everyone on the voting dates for the 2026 election.

Supervisor of Elections, Vicki Davis, talked about the upcoming election process for the Town of Ocean Breeze, she stated that the voting hours would be from 9 am – 7 pm on November 4, 2025.

President Docherty asked for comments from the public:

A resident asked for clarification that the Primary elections were when the School Boards, etc. were decided.

Ms. Davis stated that School Boards were non-partisan ballot-style and that Florida Law stated, if there was one party that had candidates and there was no opposition from other parties or write-in candidates, then only one party would be on the ballot.

President Docherty asked Ms. Davis how close to a voting poll candidates who were running for election were allowed.

Ms. Davis clarified that Florida Law stated that there is a no-solicitation zone within 150 feet from the entrance of the polling location.

4. Selection of Council Member to participate on the Canvassing Board – Dan Hudson, Town Management Consultant, stated that the Council needed to appoint one member to the Canvassing Board for the upcoming election.

Council Member, Ciaschi volunteered to be on the Canvassing Board.

Council Member Squires, seconded by Vice President Kelley, made a motion to nominate Council Member Ciaschi to be on the Canvassing Board.

President Docherty asked for comments from the public.

There were none.

(Roll Call Vote: Yes: Docherty, Ciaschi, Kelley, Squires, Galante; Absent: Heller; No: none; Motion passed 5-0)

5. Resolution #372-2025 – Recognizing Florida City Week –

Mayor Ostrand spoke about Florida City week from October 20th – October 26th, 2025. She encouraged all citizens to support the celebration. She added that it was important for the community to show pride in the Town of Ocean Breeze.

President Docherty stated that he would have a table set up during Florida City week with information regarding the history of the Town as well as stickers and patches for the community to pick up.

Council Member Squires inquired if there would be a cost to the supplies that President Docherty would be handing out.

President Docherty responded that the pins and patches would be free.

Council Member Galante, seconded by Council Member Squires, made a motion to pass Resolution #372 – 2025, recognizing Florida City Week.

President Docherty asked for comments from the public.

Council Member Ciaschi asked if residents from Seawalk would be able to go into Ocean Breeze Resort to pick up pins and patches. He suggested that the table be set up at the Chamber of Commerce or at the Town office so that all residents could participate.

(Roll Call Vote: Yes: Kelley, Docherty, Squires, Galante, Ciaschi; Absent: Heller; No: None; Motion passed 5-0)

6. Seawalk Close-out Update – Leo Giangrande, PE Giangrande Engineering & Planning

Mr. Giangrande provided a memorandum in the meeting packet that outlined the current items of deficiency at Seawalk. He relayed that he continued to meet with Chubb, the Town Attorney and Forestar. He confirmed that they had been inspecting minor items weekly, and that in his opinion, not enough is being done in a timely manner. He added that they were pushing everything they could to provide the leverage that the Town had as far as approvals and permits and what was needed.

President Docherty asked for any comments from the Town Council.

There were none.

President Docherty asked for any comments from the public.

There were none.

7. Feasibility Study – Town Management Consultant, Dan Hudson stated that he felt that the sentiment of the Council was that the pending issues within the Seawalk community needed to be addressed and completed before anything would be decided regarding the de-annexation of the community. He recommended that the Council hold off on the second reading of Ordinance #369-2025 if the issues within Seawalk will not be resolved within a timely manner. He continued that the Feasibility Study, in his perspective, was complete.

Vice President Kelley proposed postponing Ordinance #360-2025 until May or June 2026.

No action was taken.

8. Second Reading Ordinance #369- 2025 AN ORDINANCE OF THE TOWN OF OCEAN BREEZE, FLORIDA PROVIDING FOR A PUBLIC REFERENDUM, A BALLOT SUMMARY, AND BALLOT LANGUAGE, AND INSTRUCTIONS TO THE SUPERVISOR OF ELECTIONS, AS PROVIDED IN TITLE IX, FLORIDA STATUTES, REGARDING A PROPOSAL TO CONTRACT THE BOUNDARIES OF THE TOWN OF OCEAN BREEZE CONSISTING OF THE “OCEAN BREEZE WEST PLANNED UNIT DEVELOPMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 2981, PAGE 781, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE COMMONLY KNOWN AS THE “SEAWALK” COMMUNITY, WHICH INCLUDES 143 SINGLE FAMILY PROPERTIES AND ADJACENT COMMON AREA PROPERTY OWNED BY THE SEA WALK HOMEOWNERS’ ASSOCIATION, INC.; PROVIDING INSTRUCTIONS TO THE SUPERVISOR OF ELECTIONS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

No action was taken.

9. Comments from the public on topics not on the Agenda – Candidate Forum –
Vice President Kelly introduced the candidates for the upcoming election.

- Gail Balogna (393 NE Sand Dune Way)
- Kevin Docherty (8 NE Nautical Drive)
- Pamela Hurlock (2840 NE Breezeway Circle)
- Matthew Kick (2931 NE Breezeway Circle)
- Margaret Pugsley (382 Sand Dune Way)
- Greg Scharnagl (1514 NE White Pine Terrace)

President Docherty asked for comments from the public.

There were none.

10. Comments from the Council on topics not on the Agenda – President Docherty announced that he and Mayor Ostrand would be attending the upcoming Florida League of Cities conference in Orlando. He stated that they would be discussing the State Property tax issue.

Mayor Ostrand stated that she would be meeting with Florida Congressman Toby Overdorf. She continued that she would continue to promote the property tax to be leveled to make it fair for everyone.

Matthew Kick asked Mayor Ostrand what her position was on the property tax issue and what was her plan to speak with Mr. Overdorf.

Mayor Ostrand replied that she was going to discuss that the homes in Ocean Breeze Resort were valued at the same amount as homes in which the owners own their property. She continued that she believed that there was a way that these two different types of homes could be evenly taxed. She explained that there was not a city, town or village in the state of Florida that could govern without property taxes.

Vice President Kelley stated that she wrote Congressman Overdorf and suggested having property tax amounts based upon the actual purchase price. She encouraged the public to write to Congressman Overdorf to express their opinion.

Vice President Kelley also asked Pam Orr, Town Clerk, when the Town's election results would be confirmed.

Pam Orr replied that the results would be confirmed the day following the election, November 5, 2025, at the Canvassing Board meeting.

Mayor Ostrand stated that our representative was John Snyder. She encouraged everyone to attend the legislative meeting, open to the public on October 21, 2025, at 9:00am at the Blake Library.

11. Comments from Town Management Consultant, Dan Hudson – there were none.
He had no additional comments.

12. Comments from Town Attorney, Gemma Torcivia – Attorney Torcivia explained that on the Blue Sheet items there were two letters sent to Chubb Insurance Company. The first was sent on September 12, 2025, by Mayor Ostrand and the second was sent September 17, 2025, by herself. She continued that the bond had been formally called and made our demands clear in writing. She explained that in her letter of the 17th she did include the exhibit provided by the HOA. Attorney Torcivia continued that she was aggressively pressuring them to move forward and were advocating for the exact specific requests by the HOA.

13. Comments from Mayor Ostrand - She had no additional comments.

14. Announcements –

- Monday, November 10, 2025, at 10:30 a.m. – Regular Town Council Meeting will be held at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze.
- Town Election will be held on November 4, 2025, at the Hoke Library located at 1150 NW Jack James Way, Jensen Beach. **POLLING TIMES will be 9:00 am – 7:00 pm.**
- Canvassing Board Meeting, Wednesday, November 5, 2025, at 10:00 in the Maritime Room at Ocean Breeze Resort, 700 NE Seabreeze Way.

15. Adjourn – Council Member Galante, seconded by Council Member Ciaschi, made a motion to adjourn. (All in favor: Docherty, Kelley, Ciaschi, Galante, Squires: Absent: Heller; No: None; Motion passed 5-0)

Respectfully Submitted,

Pam Orr

Town Clerk

Minutes approved: _____