

**TOWN OF OCEAN BREEZE
MINUTES REGULAR TOWN COUNCIL MEETING**

Monday, January 12, 2026, at 6:00 pm
Ocean Breeze Resort Clubhouse Pineapple Bay Room
700 NE Seabreeze Way, Ocean Breeze, FL

- 1. Call to Order** – President Docherty called the meeting to order at 6:00 pm
- **Pledge of Allegiance** – Mayor Ostrand led the Pledge of Allegiance
 - **Roll Call** – Present: Mayor Karen M. Ostrand; President Kevin Docherty; Vice President George Ciashi; Council Members; Sandy Kelley, Janet Galante, Margaret Pugsley, and Gail Balogna
 - **Staff Present** – Town Management Consultant, Dan Hudson; Town Attorney, Gemma Torcivia; Town Clerk, Pam Orr; Town Bookkeeper, Wendy Price

2. Approval of Minutes

President Docherty asked Council Members if there were any changes to the December 8, 2025, regular meeting minutes.

Council Member, Galante suggested changes to the regular meeting minutes from December 8, 2025.

Council Member Galante, seconded by Vice President Ciashi, made a motion to approve the December 8, 2025, regular meeting minutes with changes.

(All in Favor: Yes: Docherty, Ciaschi, Galante, Balogna, Pugsley, Kelley; No: None; **Motion Passed 6-0**)

President Docherty asked Council Members if there were any changes to the September 24, 2025, Final Budget and Millage Rate Hearing meeting minutes.

Council Member, Galante suggested changes to the September 24, 2025, Final Budget and Millage Rate Hearing meeting minutes.

Council Member Galante, seconded by President Ciaschi, made a motion to approve the September 24, 2025, with the changes for Final Budget and Millage Rate Hearing minutes.

(All in Favor: Yes: Docherty, Ciaschi, Galante, Balogna, Pugsley, Kelley; No: None; **Motion Passed 6-0**)

3. Board and Agencies Appointments – Town Management Consultant, Dan Hudson, asked Council Members to volunteer for vacant/unassigned appointments to various committees and boards.

Mayor Ostrand stated that the Jensen Beach Neighborhood Advisory Committee (NAC) informed her that there was a vacant position on the Board and that she would follow up to see if a liaison was also needed.

All vacancies were discussed and were filled by Council Members.

President Docherty asked Town Clerk, Pam Orr, to forward the Jensen Beach News Biz to all Council Members in the future.

Council Member Galante, seconded by Vice President Ciaschi, made a motion to approve the list of appointees to the various vacant positions on Committees and Boards.

(All in Favor: Yes: Docherty, Ciaschi, Galante, Balogna, Pugsley, Kelley; No: None; **Motion Passed 6-0**)

4. Charter Review Discussion and Set Workshop Date – Town Management Consultant, Dan Hudson proposed scheduling a date for a Charter review Workshop. Mr. Hudson continued that Vice President Ciaschi had taken a leadership role and had drafted some suggested changes to the Charter.

Vice President Ciaschi recommended discussing the Charter Review at the end of each of the monthly meetings.

Mr. Hudson suggested doing the review at the beginning of each meeting so Council Members would be fresh to discuss issues.

Pam Orr, Town Clerk, asked for clarification if this would be the first item to be discussed at the beginning of each monthly meeting and that Council Members would not come in early to discuss the Charter.

Mr. Hudson suggested setting a specified time period per meeting to discuss the Charter Review.

Council Member Kelley inquired as to whether the discussions regarding the Charter Review would be open to the public.

Mr. Hudson confirmed that they would be open to the public.

President Docherty asked for comments from the public.

Liz Reese, 1363 NE White Pine Terrace, inquired as to whether it would make a difference if Seawalk stayed or if they de-annexed from the Town, in the discussions regarding the charter review.

Mr. Hudson replied that Seawalk was part of the Town and therefore should be considered in anything that the Board would decide whether now or in the future. He went on to explain that the Charter defined the structure of the Council/Government and who are the Officers. He continued that the Council would pass ordinances on items in which they needed to be involved, either from a regulatory or a support or other advisory measure. Mr. Hudson further stated that the final level would be the budget to do whatever the Council had directed.

Council Member Kelley expressed concerns regarding following through with the charter review with the possibility of Seawalk de-annexing from the Town.

Council Member Galante clarified that going forward, the Charter Review would be the first item discussed following the roll call.

5. Comments from the Public on topics not on the Agenda

Melissa Heller, 2760 Breezeway Circle, expressed her concerns regarding the inaccuracy of the Seawalk close out matrix and asked that an updated matrix be included in the February 9, 2026, meeting agenda packet.

Mayor Ostrand commented that any paid person that had told residents that they were not allowed to attend a walk-through on the property should not prevent a resident from leaving their home and walking over to talk to them.

6. Comments from the Council on topics not on the Agenda

Council Member Galante stated that the end of the year budget should be added to the agenda for discussion.

Pam Orr, Town Clerk, clarified that the 1st quarter fiscal year Budget to Actual Report dated October – December 2025 that was received by Council Member Galante was a draft. Ms. Orr further stated that Town Financial Consultant, Holly Vath, must review and approve it before it was final.

Council Member Galante stated that Mr. Stroud should not be able to have input on the Town holding Zoom meetings as he does not attend meetings. Council Member Galante stated that residents had displayed interest to her for this service.

Town Clerk, Pam Orr, commented that the Town was currently waiting on estimates to incorporate Zoom or live streaming into monthly meetings.

Council Member Kelley stated that she appreciated Mr. Stroud's input that if there was no equipment currently available to perform Zoom meetings, the Town would have to invest in purchasing the equipment needed.

Vice President Ciaschi commented that he was currently reviewing the Charter and that copies of the Charter had been supplied to all Council Members as well as the Mayor.

Vice President Ciaschi stated that he recently attended the NAC/CRA meeting and that the residents were having many problems with Martin County. He commented that he approached them regarding annexing into the Town and added that many business owners seemed to be interested.

Vice President Ciashci stated that the drainage system on Maple Street would be repaired and that the road would be torn up while they put in new sewer systems. He continued that the project was out for bid and should be approximately 3 – 6 months for them to get an answer. He added that after the drainage repairs on Maple Street they would be moving forward with improvements for the circle, the directions and the arrows.

Mayor Ostrand commented that six years ago the Town spent \$5,000 on plans that addressed safety issues in the traffic circle. She stated that the report had been submitted to Martin County three times and that the Engineers admitted that the Town was correct on the safety issues. She continued that she spoke to the Director of Community Development for Martin County and that she had asked her to email her the report.

Mayor Ostrand stated that the sidewalk on river side was collapsing. She continued that she would call the local television news station and have them report on the issue.

Vice President Ciaschi mentioned that the Developer near Church Street would be giving 30 feet of their property to the roadway for parking on both sides of the street.

Vice President Ciaschi would like the Council to do their due diligence in researching if all of the expenses that have happened in the Town are necessary and if the Town was getting them at the lowest cost possible. He recommended that each month, time be spent discussing and examining each line item to make certain it was being done efficiently and if they were needed. He added that when all items had been discussed and reviewed, the Council could then illustrate to the residents and the Town that the Council was doing everything necessary to run the Town in the most cost-effective manner possible.

Council Member Galante asked for an update on the Indian River crosswalks.

Town Management Consultant, Dan Hudson, responded that there was a memo in the packet from Leo Giagrande, P.E. with an update on the Indian River crosswalks.

Council Member Galante recommended getting an update to the public regarding the 6% increase in the utility tax.

Mayor Ostrand stated there was not an exact date on when the utility tax would be added to the resident's monthly bill and added that it would most likely be in February, but the Town had not received that information from FP&L.

President Docherty stated that Data Centers would be coming to the area and added that these may affect the Town's bills in the future.

President Docherty stated that the State was continuing to try to eliminate property taxes.

President Docherty recommended that the residents of Seawalk write letters to their State Legislature opposing the elimination of property taxes.

President Docherty stated that sovereign immunity would directly affect the Town. He continued that the Town paid \$28,000 per year for liability coverage. He remarked that the State would increase liability to \$500,000 per person and \$1,000,000.00 per incident which would substantially increase the Town's premium each year.

7. Comments from Town Management Consultant, Dan Hudson – Mr. Hudson commented that the Town was making progress on the Seawalk close out and that there were three remaining issues.

He discussed the costs that may be involved in incorporating Zoom into the monthly Town meetings.

Council Member Galante inquired as to whether there were companies that would run Zoom meetings for Towns.

Town Management Consultant, Dan Hudson replied that Sewall's Point had a consultant that ran their Zoom meetings. He stated that the Town had reached out to different vendors to secure quotes.

Pam Orr, Town Clerk, reported that the Town’s webmaster, Impactful Media, would also be providing a quote.

Mr. Hudson suggested putting a notice on the Town’s website to inform residents of the upcoming Florida Power & Light increase in their utility bill. He requested a copy of a current bill from a Council Member to review.

President Docherty stated he would provide him a copy of his utility bill.

8. Comments from Town Attorney, Gemma Torcivia – Attorney Torcivia encouraged everyone to attend the Legislative Action Days in Tallahassee to voice their concerns if they were able.

President Docherty inquired as to which side, as our Town Attorney, does she side with; the State who wants to increase Sovereign Immunity or the Town’s who would like to limit it.

Attorney Torcivia responded that it was a terrible bill and she was definitely in opposition of it.

9. Comments from Mayor Ostrand – Mayor Ostrand stated that she would be in Tallahassee on January 26, 2026. She commented that she would be there to fight against the sovereign immunity legislative bills.

Council Member Galante commented that after receiving the AutoZone landscaping plan, she would like to be more involved in the AutoZone project.

Town Clerk, Pam Orr, replied that Mr. O’Neil, the Town’s Planning Consultant, had encouraged any Council Member to reach out to him if they had any questions regarding the AutoZone project.

Mayor Ostrand commented that when dealing with businesses, zoning and locations, the Town was dealing with private property, it is not Town of Ocean Breeze property. She continued that the Town could be involved and make suggestions, however the Town did not have the authority for a final say.

13. Announcements – President Docherty announced the next Regular Town Council meeting would be held on Monday, February 9, 2026, at 10:30 a.m. at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze, Florida.

14. Adjourn

Council Member Galante, seconded by Council Member Kelley, made a motion to adjourn the meeting at 7:20 p.m.

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

Respectfully submitted,

Pam Orr
Pam Orr, Town Clerk

Approved March 9, 2026
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