

TOWN OF OCEAN BREEZE REGULAR TOWN COUNCIL MEETING MINUTES

April 13, 2026, 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 the meeting to order at 6:00 p.m.
 - **Pledge of Allegiance** – Mayor Ostrand led the Pledge of Allegiance
 - **Roll Call** – Present: Mayor Karen M. Ostrand; President Kevin Docherty; Vice President George Ciaschi; Council Members Janet Galante, Sandy Kelley, 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. Representative Toby Overdorf – Representative Toby Overdorf discussed the variety of different proposals currently in the Legislature for the elimination or reduction of property tax in the State of Florida.

President Docherty asked for questions from the Council.

Council Member Galante questioned how often properties were reassessed in Florida.

Representative Overdorf responded that property taxes were reassessed in January every year.

Council Member Galante asked how other fifty-five and over communities felt about paying school taxes when no children live within the development.

Representative Overdorf remarked that the general view was that today's children would eventually be responsible for caring for the elderly and that it was important to maintain a strong foundation in Florida. He commented that as a result it was important to continue paying school taxes to ensure that children received a good education. He added that there were some proposals to reevaluate school taxes, to minimize the amount of waste.

Council Member Kelley stated that residents need some relief from property taxes. She asked Representative Overdorf if he believed the property tax issue would make it on the ballot.

Representative Overdorf replied, "Yes" that he believed something would be on the ballot.

Mayor Ostrand questioned whether the Legislature was looking at the difference between permanent homes and RVs in regard to property tax.

President Docherty asked for questions from the public.

Liz Reese, 1363 NE White Pine Terrace, asked why commercial entities with mobile homes, such as Ocean Breeze Resort, were not taxed the same as residential homes.

Representative Overdorf responded that the taxes were based on the assessed value of the property.

Pam Hurlock, 2840 NE Breezeway Circle, thanked Representative Overdorf for coming to speak. She commented that she supported the approach where taxes would be paid equitably across all Florida residents. She continued that the Town of Ocean Breeze was a perfect example of one way that taxes could be allocated more equitably, simply by changing the definition of a permanent structure and what types of homes paid property tax.

Joe Beert, 2050 NE Breezeway Circle, commented that there were 164 homes in Seawalk and they paid an average of \$400 to the Town. He remarked that beyond the 164 homes in Seawalk there were approximately 160 mobile homes in Ocean Breeze with a final build out of about five hundred units. He added that when it came time to vote on tax items such as the millage rate, the Resort would have a monopoly on the votes and the results. He continued that the residents of Seawalk paid approximately 60% of the taxes and that the Resort only paid about 20%, which was an imbalance within the Town.

John Balogna, 393 NE Sand Dune, stated that there was a lot of taxpayer waste in regard to the schools. He asked if the schools in Florida lost budgeted funds if they were not spent during the budgeted school year.

Representative Overdorf replied that it depended on each municipality, that some had it set up as Mr. Beert stated and that others had a roll over budget.

Mr. Balogna also commented that in regard to what Seawalk residents called an imbalance in taxes between Seawalk and the Resort that Seawalk's property tax was based upon ownership of the land, and Resort residents did not own. He stated that residents in the Resort paid lot rent, part of which went to the County for the taxes in Ocean Breeze Resort.

President Docherty thanked Representative Overdorf for voting yes on the Sovereign Immunity Bill.

2A. Proclamation National Donate Life Month

Mayor Ostrand introduced Tony Carter with the Life Link Foundation. He spoke about the gift of being an organ donor.

Mayor Ostrand presented Mr. Carter with a Proclamation recognizing April 2026 as National Donate Life Month.

Council Member Galante asked Mr. Carter if it was the same organization that was associated with organ donation on driver licenses.

Mr. Carter responded that it was the same.

3. Special Order of the Day: Charter Review Workshop – Dan Hudson, Town Management Consultant

**[A FINAL DRAFT OF THE PROPOSED CHARTER CHANGES WOULD BE
SUBMITTED FOR COUNCIL APPROVAL AT A FUTURE DATE]**

Mr. Hudson requested that the Council pass a motion to extend the Charter review time to 7:30 p.m.

Council Member Galante, seconded by Vice President Ciaschi made a motion to extend the Charter Review Workshop to 7:30 p.m.

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

Mr. Hudson stated that he and Attorney Nicoletti independently reviewed the Election sections and decided that it was too technical. They collaborated and Mr. Nicoletti drafted the language attached as Article 4, Elections.

Section 4.04. Elections (b) 1. Term Limits.

Mr. Hudson commented that it was suggested that the Town should consider four-year terms rather than maintaining two-year terms. He stated that his biggest concern was that due to the Town's relatively small population it might be difficult to recruit residents to serve on the Council.

Council Member Kelley expressed her opinion that she would prefer 2-year terms for both the Mayor and Council Members.

Vice President Ciaschi commented that after speaking with other small municipalities, that some were trying to return to two-year terms rather than four-year terms. He also recommended leaving two-year terms.

Section 4.04. Elections (b) 2. (c) Ranked Choice Voting.

Mr. Hudson explained that currently the Council had Ranked Choice Voting, but that it was not explained well in the Charter so this would update that section.

Section 4.04. Elections (b) 2. (d) Tie Votes.

Mr. Hudson stated that, in the event of a tie, during the Canvassing Board Meeting, the Town Clerk would conduct a drawing to determine the winner. He added that the current language provided that, in the event of a tie the Council would declare the seat vacant and then choose the winner. He explained that this approach was not very democratic.

President Docherty questioned how other small Towns would handle a tie and if it had been researched.

Mr. Hudson responded that he believed the wording in the City of Stuart was similar.

Discussion ensued.

Council Member Galante read **Section 4.04, Elections (b)2.(e), Unopposed Candidates,** and asked that it be removed because write-in votes could occur.

Mr. Hudson explained that this was fairly typical language and this happened quite often.

Discussion ensued.

Attorney Torcivia stated that the Statute would need to be reviewed to see if write-ins were permitted.

Mr. Hudson suggested this be treated as a follow-up question.

Section 4.05 Canvassing Board.

Mr. Hudson explained that this was stated slightly different in that the Canvassing Board would consist of the Mayor and the Town Clerk. The Town Attorney would act as the Chair of the Canvassing Board. He continued that the Town could also continue to use the Supervisor of Elections to operate the Canvassing Board.

Section 4.06. Newly elected Officials and oath of office.

Mr. Hudson stated that this section would remain the same.

Section 5.01. Fiscal Policy

Mr. Hudson explained that the highlighted section was new language. He noted that many communities used this approach and that there was no harm in adopting it.

Council Member Galante suggested changing the date in **Section 5.01. Fiscal Policy**, from “about April 1 of each year” to “on and about April 1 of each year”. She also recommended changing the wording in **Section 5.01 Budget Adoption** from “before October 1st” to “on or about October 1st”.

Mr. Hudson stated that he would have to check if the adoption of the budget would need to be completed before October 1.

Vice President Ciaschi suggested changing “Town Manager” to “Town Mayor” in **Section 5.01 Fiscal Policy**.

Section 6.02. Future Amendment of the Charter

Mr. Hudson explained that the language in this section was similar to that under which the Town of Sewall’s Point operated. He stated that the review under this language could be very brief and simple, similar to an agenda item. He continued that it could also require a more detailed, mandatory analysis.

Vice President Ciaschi stated that the Town’s fiscal policy should be included in all charters.

Town Clerk, Pam Orr, commented that a Charter review board of residents would advise the Town Council on such charter amendments. She added that, in the past, the Town had steered away from this approach because it had presented many issues, including Sunshine Law.

Mr. Hudson replied that this was permissive language and it was not mandatory for it to go to a committee.

Council Member Galante suggested the Town adopt a Mission Statement in the Charter.

Mr. Hudson stated that one could be created.

Council Member Galante asked if we needed to add where and when meetings were held.

Mr. Hudson stated that it shouldn’t be done in the Charter.

Mr. Hudson explained that the Charter review was finished. He continued that the next step would be to combine all the suggested changes and have the attorney redraft it.

Vice President Ciaschi asked whether the updated Charter would be voted on as a whole or if each section would require a separate vote.

Mr. Hudson replied that he envisioned the entire document be voted on at once. He continued that he would look into the option of voting in segments.

President Docherty asked for questions from the public.

Joe Beert, 2050 Breezeway Circle, stated that he would like the Town to be structured differently to balance out the monopoly.

4. Approval of Minutes – Regular Meeting March 9, 2026

President Docherty asked the Council if there were any changes to the Meeting Minutes.

Council Member Galante made several corrections to the meeting minutes.

Council Member Galante, seconded by Council Member Kelley, made a motion to approve March 9, 2026, regular Meeting Minutes with corrections.

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

6. Second Reading ORDINANCE No. 374-2026 – Town Attorney Gemma Torcivia read Ordinance #374-2026 into the record:

AN ORDINANCE OF THE TOWN OF OCEAN BREEZE, FLORIDA, RELATING TO CONDOMINIUM AND COOPERATIVE BUILDING SAFETY; REQUIRING REPAIRS TO COMMENCE WITHIN 365 DAYS OF A PHASE II MILESTONE INSPECTION REPORT IDENTIFYING SUBSTANTIAL STRUCTURAL DETERIORATION; PROVIDING FOR SUBMISSION OF PROOF OF REPAIR SCHEDULING; PROVIDING FOR REVIEW AND ENFORCEMENT BY THE BUILDING DEPARTMENT AS THE LOCAL ENFORCEMENT AGENCY; PROVIDING FOR UNSAFE-BUILDING DETERMINATIONS; PROVIDING FOR REPORTING REQUIREMENTS; PROVIDING FOR ADOPTION OF RECITALS; IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Attorney Torcivia reminded the Council that this was not germane to the current configuration of the Town but may be germane at some point in the future, and that we were required by Statute to adopt this Ordinance. She continued that there would be another Ordinance in the next few months that was similar to this but was not germane to the Town, but the Town would be required to adopt.

Attorney Torcivia asked for a motion to approve Ordinance #374-2026.

Vice President Ciaschi, seconded by Council Member Pugsley, made a motion to pass Ordinance #374-2026.

(Roll Call Vote: Yes: Docherty, Ciaschi, Kelley, Galante, Balogna, Pugsley; No: None; **Motion passed 6-0**)

7. Comments from the Public on topics not on the Agenda – President Docherty asked for comments from the public:

Michelle Gagnon-Dolan, 1434 NE White Pine Terrace, gave a brief history of the Town of Ocean Breeze. She stated that the Town was incorporated in 1960 as a private trailer park that consisted of 142 property owners and was later sold to an LLC, which was now Sun Communities. She explained that additional property had been sold to another LLC which was now the Publix Shopping Center; which meant there were two corporate properties paying commercial property taxes. She remarked that tenants living there or renting store space did not own property and did not individually pay property taxes. Once the additional land was sold to a developer to build Seawalk, consisting of 143 residential homes, who did own their land and pay property taxes, the Town could no longer operate in an equitable fashion.

She explained that the Town had little reserves to operate its approximate \$300,000 budget, which did not provide any services other than building permits and that the Town was primarily administrative. She continued that the Town Council who would vote on the upcoming budget and mileage rate was now made up of a monopoly of non-landowners. She stated that Seawalk had 143 land-owned homes and could not compete with the 500 non-landowner mobile homes at the voting polls. She stated that since no one lived in Publix, she did not believe there were any voters there. So, only one parcel of three would call the shots from here on out and Seawalk paid the majority of the budget over which Seawalk had no control.

Mrs. Gagnon-Dolan commented that there were antitrust laws that prevented corporations from controlling pricing and that Seawalk found themselves in a similar situation. She questioned if it was possible to have a second reading to de-annex Seawalk from the Town of Ocean Breeze and, if so, what would be the process; and she requested a second reading to de-annex Seawalk from the Town of Ocean Breeze to make the Town more equitable.

Mr. Hudson stated that it would require a motion from the Council, a second as well as a majority vote.

Council Member Galante stated that prior to the meeting she had spoken to the Town Attorney and Mr. Hudson regarding calling the vote because it had been postponed last year. She informed Mrs. Gagnon-Dolan that after the Council voted and it went to a referendum, and that the Seawalk community would be the only residents who could vote on the issue. She further explained that Seawalk had to have a majority vote for it to pass and if it did not pass, the Seawalk community could not bring the vote to de-annex back to the board for another two years.

Mrs. Gagnon-Dolan responded that she did not know it could not be brought back to the Council for an additional two years if it did not pass. She added that she would like to raise the issue with the community for their opinion before having a second reading.

Council Member Galante offered to make a motion for de-annexation at next month's meeting.

Council Member Kelley stated that Seawalk should hold their meeting before deciding on having the second reading to de-annex.

Liz Reese, 1363 White Pine Terrace, asked what items were remaining on the closeout list for Seawalk.

Mr. Dan Hudson replied that there were three open items, one of which related to Lot 1, belonging to Mrs. Raver. He continued that the second item was the grading of the slopes in some of the retention areas and the third item was the invasives.

Ms. Reese commented that these same issues have remained the same for the last six months and questioned what was happening to fix them.

Mr. Hudson stated that there was a plan for the regrading of Mrs. Ravers lot, and that it had been reviewed by the Town Engineer. He continued that he believed that, if Mrs. Raver's lot could be finished, the other two items could be managed through some kind of relationship between the HOA and the Town.

Ann Kagdis, 111 Bay Drive, reminded everyone that the Art and Music Auction at the Treasure Coast Mall would be held Tuesday, April 28 from 5:30 to 8:00 p.m. and it benefited the schools in Jensen Beach.

Vice President Ciaschi stated that he had checked with the Jensen Beach Chamber of Commerce and was told that they would be hosting some type of event for the 250th Fourth of July celebration. He asked Ms. Kagdis if there was going to be a parade.

Ms. Kagdis replied that she was on the Board of Directors and they would be discussing that at the meeting this month to finalize plans.

President Docherty suggested Council Members and residents personally donate items for a donation basket for the Art Music Auction.

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

Council Member Galante thanked Ann Kagdis for all the work that she did for the community. She continued that she had requested that Mayor Ostrand to do a Proclamation for Annette Spagnolo's 100th birthday.

Council Member Galante, seconded by Vice President Ciaschi made a motion to give Annett Spagnolo a Proclamation for her 100th birthday.

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

Vice President Ciaschi commented that he was following up regarding the petition for no train horns in Martin County by the Organization Quiet Zones for Martin County. He conveyed that they were having a rally on April 28, 2026, from 4:30 p.m. – 6:30 p.m. at Harry and the Natives in Hobe Sound and that about two and half pages of signatures had been collected.

Council Member Galante commented that since the stanchions had been installed at the railroad crossings that there had not been any accidents and asked Officer Andy Adams to comment.

Deputy Adams responded that he did not know of any, however, that did not mean there weren't any incidents.

Council Member Galante suggested a flashing light be installed at the railroad crossing, similar to the one on Indian Street.

Mayor Ostrand stated that she could look into it.

Vice President Ciaschi reported that the collection of the Florida Power and Light Utility Tax for February was approximately \$4,000.00.

President Docherty recognized that he and Mayor Ostrand were recipients of the Home Town Hero Award presented by the Florida League of Cities.

9. Comments from Town Management Consultant, Dan Hudson – Town Management Consultant Dan Hudson stated that item D on the Blue sheet was a status report on the Stipulation Agreement between the Town and Sun Communities. He continued that he, Mayor Ostrand, and Town Clerk, Pam Orr, met with Sun Communities and reviewed the Stipulation Agreement.

Mr. Hudson continued that the letter to Mrs. Raver had already been addressed in previous comments, as well as the Utility Tax.

Mr. Hudson stated that the Town had received a proposal for new microphones and that they would work with the existing system and that the cost of the new microphones was a little under \$1,000. He continued that these microphones could be integrated into video streaming in the future, should the Town head in that direction.

Mr. Hudson asked for a motion to approve the purchase of the microphones.

Pam Orr, Town Clerk, inquired as to when they should be purchased and what line item should be charged.

Mr. Hudson replied that they could be purchased as soon as possible and should be charged to Office Supplies and Equipment line item.

Council Member Galante, seconded by Vice President Ciaschi made a motion for the purchase of new microphones.

(Roll Call Vote: Yes: Pugsley, Balogna, Galante, Kelley, Ciaschi, Docherty; No: None; **Motion passed 6-0**)

10. Comments from Town Attorney, Gemma Torcivia – Attorney Torcivia had no comments

11. Comments from Mayor Ostrand – Mayor Ostrand recognized President Docherty for his appointment to the FMIT Insurance Board.

12. Announcements – Monday, May 11, 2026, at 10:30 a.m. – Regular Town Council Meeting would be held 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 Pugsley, made a motion to Adjourn.

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

Meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Pam Orr

Pam Orr, Town Clerk

Approved June 8, 2026