

MEETING MINUTES

OLD MILL RUN BOARD OF DIRECTORS ANNUAL MEETING

December 3, 2025 at 7:00 p.m.

Board Members Present in Person: Linda Schwartz, President; Scott Young, Vice President, Stephanie Peebles, Co-Secretary; Debra Babcock, Co-Secretary, Margaret Maiello, Treasurer, Vince Lombardo, Director; Jamie Randazzo, Director

Association Members Present in Person: Kathy Hamilton, Alyssa Lombardo, Mike Stack, David and Heather Batson, Jim and Pam Barker, Tony and Tracy Visconti, Kathy Blackstone, Michael and Anna Flood, Tara Snyder, Carissa Burroughs, Merlinda Swearingen, Becky Race, Ana Mallo, Ray and Marty Hosley, Paul Turner, Mark and Carol Vasiliades, Migdalis and Carlos Rivera Hernandez, Peggy Copare, Louis and Rhoda DeLeon, Phil and Rosa Kaylor, Beth Frick, Joan and Rob Spering, Michael Schmitt, Paul Angelino, and Mike and Barbara Totillo

- I. The meeting was Called to Order at 7:02 p.m. – With over 40 lots represented, a Quorum was established.
- II. Proof of Notice – Written certification was submitted that notices of the meeting had been mailed to all lot owners with adequate notice as required by the law and the bylaws. Notice of the annual dues assessments for 2026 were mailed to all lot owners at least 30 days in advance of the ensuing budget year, as required. It was re-stated that Annual Dues are due by January 1, 2026.
- III. Approval of Previous Annual Meeting Minutes – The Board has received and reviewed the Minutes for our last Annual meeting in December, 2025. The minutes were accepted with no changes with a motion from Jamie Randazzo and a second from Stephanie Peebles and unanimously approved.
- IV. Reports of Officers/Committees – There were no specific reports from any Officers or Committees.
- V. Nominations from the Floor (if applicable) – There were no Officer nominations from the Floor or submitted prior to the Annual Meeting.
- VI. Introduction of Candidates (if applicable); Appointment of Ballot Counting Committee (if applicable); Election (if applicable) – There were no introductions of Candidates that were interested in serving on the Board.
 - A. The current Membership of Old Mill Run unanimously approved to continue in 2026 with the existing Board of Directors in place.
- VII. Annual Report
 1. Annual HOA Dues and Budget for 2026 – Increase was made to the Annual dues amount from 2025. Annual dues due for 2026 will be \$800/year per lot. This increase was due to SECO raising the utility bill to cover expenses for the street lamp posts. We currently have over 26 devices that will total \$649 increase per month. This equates to approximately \$107 per lot/per year. The other \$43 increase will cover increased costs of varies utilities, internet, etc. This increase has nothing to do with the proposed front entrance gate being discussed.
 2. Establish an ARC Committee for 2026 – The current ARC Committee will remain in place with the addition of Mollie Hines to join the Committee.
 3. Maintenance performed on the Millhouse, Wheel, Landscape and general mowing, Front lighting, sprinkler system, etc. – There has been continued maintenance performed on the Entrance area over 2025. The maintenance performed for 2025 included the removal of the popcorn ceiling and resurface with knock-down covering. Interior walls and ceilings painted. A second ramp was added to the west side of the Millhouse and work done on the east side to make it more accessible, repair to the wood of the banister and underlying wood below the deck. Current maintenance required will be to replace the bathroom vanity that was destroyed by water damage. Regular maintenance and work on the wheel will also be done during the first quarter of the year. There are no new projects projected in 2026 with exception of the perimeter fencing and front entrance gate, which will be handled by community-wide vote, just as we did for the garbage pick up, etc.

4. Several applications were submitted for approval and decisions made by the ARC and Board Members.
5. Movie Night continues in 2026, if there is interest and participation.
6. Perimeter fencing and Front Entrance Gate – a presentation package will be mailed to each property owner providing all details and answering the questions and concerns that have been brought up by a couple members in the community. A community-wide vote will be taken and the Board will act accordingly. There will be no discussion about the gate until all information is obtained.
7. A Committee will be formed to represent OMR at meetings involving the upcoming development in the Far Reach Ranch area between OMR and Lake Dora. There is a meeting scheduled for area HOA Presidents in December and the current President will report back information obtained to the community.
8. Applications for any architectural changes must be submitted using the current form obtained by request or on the website at oldmillrunhoa.com
9. Re-sealing of the roadways is due within the next year. Usually done every 3-5 years. There are funds available in the Road Reserve Fund to handle this re-sealing. Currently, we do not expect a special assessment for this project.

VIII. Unfinished Business – There is currently no unfinished business

IX. New Business - It was suggested by Jim Barker that we include a mention of the 20 ft easement that surrounds our perimeter in the letter that is being sent to the Developer of the Far Reach Property and the City of Tavares. It was suggested by Tracey Visconti that the funds in our Reserve Accounts be invested to earn better interest income in 2026

X. The meeting was adjourned at 8:23 p.m. with a motion from Stephanie Peebles, seconded by Vince Lombardo and unanimously approved.