

MEETING MINUTES

OLD MILL RUN BOARD OF DIRECTORS

June 10, 2026 at 7:00 p.m.

Board Members present: Linda Schwartz, Stephanie Peebles, Scott Young and Jamie Randazzo

Community Members present: Carlos Hernandez, Jim and Pam Barker, Barbara Totillo and David Batson

- A. The meeting was Called to Order at 7:00 p.m. and a Quorum was established.
- B. The Meeting Minutes from May 2026 were approved with one correction. Tony Frick did not confirm to assisting with the review of the road resurfacing project. A motion was made by Stephanie with a second from Scott. Minutes unanimously approved.
- C. Review and approve Financial Reports – April and May financial reports sent to CPA
- D. Other items to address/discuss:
 - 1. The tree work in the community is complete. In case there was any additional work needed or correction to the work that was provided, the number for the service is – Manny's Tree Service 352-619-7262
 - 2. Front entrance Old Mill Run wooden signage – Josh/Samantha completed this past weekend with no charge to the community.
 - 3. Neighborhood clean up project – flyer emailed to the community
 - 4. Landscape at front entrance and around the Pond area has been cleaned up and sprayed. This is an ongoing project.
 - 5. Spectrum service is now available
 - 6. No Board Meeting in July
 - 7. Insurance premium paid
 - 8. CD's renewing 6/20/26 – Interest earned on both totals \$311.37 ytd
 - 9. Paul has agreed to change the bag at the Pet Station on Mill Pond weekly
- E. Any old/open/new items to discuss – Board Members
We are in the process of getting a new attorney for the HOA issues. Awaiting the fee schedule for services.
- F. Any items submitted in advance from the Membership: Jerry Hall filed complaint re: Deed Restriction violations/Board responsibility. Linda requested he raise this at the meeting. After further discussion, the formal complaint was withdrawn. Paul requested to re-visit speed bumps due to increased traffic/activity in the community. The community doesn't seem open to it at this time. David Batson raised concerns with the following: Corner lots should be given special circumstances as they are seen from the main roadways; the "Builder Discretion" should be utilized when the Deed restrictions are vague or don't cover specifically; Lot 74 – What was the hardship that warranted the variance; Notification of meetings.
- G. The meeting was Adjourned at 8:15 p.m. with a motion from Stephanie and seconded by Scott.