

Oakwood Acres Home Owners Association
Board of Directors Meeting
Wednesday, 6 September 2017

The meeting was called to order at 6:40pm at the home of Stephanie Henchey. In attendance were Board Members Stephanie Henchey, Doug Roth, Patrick Casey and Paulette Shipley. Not in attendance were Board Members James Segovia, Christen Dougherty and Nick Smith. Resident Sandy Roth was in attendance as a non-voting participant. Charlene Morrell delivered documents from the previous Board but did not stay for the meeting. A quorum was established.

Casey moved that the following officers be elected: Stephanie Henchey, President; James Segovia, Treasurer; Christen Dougherty, Secretary. The motion was seconded by Shipley and passed by acclamation.

Henchey assumed the chair.

In the absence of the Treasurer, Henchey reported that the HOA account balance currently stands at \$24,705.21. *The books will be turned over to Segovia, who will open a new account for the HOA and provide signature cards for the new members of the BOD. A formal Treasurer's report will be made at the next meeting.*

A letter of concern from resident Kim Schelbrock was read and will be taken under consideration by the BOD. A copy is attached to these minutes.

Henchey reported that she had established a positive relationship with Gloria Williams, who was the original owner and developer of Oakwood Acres. Through that relationship, Williams has agreed to allow the POA to take over lighting and upkeep of the Gloucester entryway from Powell Rd. *The Board asked Henchey to draw up an agreement between the POA, Williams and Dr. Mohamed Shahout outlining the permissions and restrictions granted to the POA.* Shipley moved that the POA begin the revitalization of the Gloucester entryway following the establishment of an agreement with Williams and Sharma. The motion was seconded by Casey and passed by acclamation.

Henchey reported that the electrical power to the entryway lighting on Gloucester has been turned on (in her name). Casey moved that the Treasurer be authorized to pay bills associated with WREC Account #2018567, the entryway power. The motion was seconded by Roth and passed by acclamation.

Henchey reported that resident Richard Darling, the electrician who originally wired the entryway lighting has volunteered to check out the wiring and install appropriate bulbs. Once that is done, the lighting will be turned on. *Henchey also suggested that residents might be enlisted for cleaning, planting and maintaining the entryway, possibly in the form of a volunteer committee.* As an option, Archie or Boss Man, might be hired to accomplish the same. No decision was made at this point.

Henchey noted that Hernando County mowed in Oakwood and Oakwood Acres today. *The Board requested an official report on the POA's mowing obligations and the schedule maintained by the County. It was suggested that the website specifically outline what common areas exist, if any, and on what plots the POA can post signage.*

Shipley reported that one of the two statues on the southeast side of the Gloucester/Oakcrest Circle intersection has been vandalized. Shipley, the resident who restored the statues several years ago, was saddened about the damage. *Henchey volunteered her husband to examine the statue and determine a proper way to repair them.* The Board expressed their appreciation to Mr Henchey.

There was some discussion of the Oakwood Acres Website and Facebook page as well as the email list. The Board discussed establishing a Communications Committee to establish guidelines and oversee these three communication channels. *Casey offered to discuss the topic with Resident Sam McCall and provide an update at the next meeting of the BOD. He will also get passwords from resident Steve Kroner to use for access by the site administrator.*

Henchey reported that she had negotiated special group rates and discounts for Oakwood Acres residents at Southern Hills Plantation. A copy of those agreements is attached to these minutes.

Henchey submitted her thoughts about the direction of the HOA over the next twelve months. A copy of that document is attached to these minutes.

The next meeting of the Oakwood Acres POA Board of Directors will be held on Wednesday, October 4 at 6:30 pm at the home of Stephanie Henchey on Hansen Trail.

The meeting was adjourned at 7:35pm.

Motions in bold.

Items requiring future Board reports or actions in italics.

Attachments are underlined.