

Oakwood Acres Home Owners Association
Board of Directors Meeting
Sunday, February 25, 2018
Minutes

The meeting was called to order at 5:05pm at the home of Stephanie Henchey. In attendance were Board Members Stephanie Henchey, Doug Roth, James Segovia, Paulette Shipley, and Kristen Doherty. Not in attendance were Board Members Patrick Casey, and Nick Smith. Resident Sandy Roth was in attendance as a non-voting participant. A quorum was established.

Delay in the reading of minutes until the next meeting.

Sandy Roth presented an update on the determination of the legitimacy of the board. She has been working with Carrie Felice of Hogan Law Firm. The POA was initially formed as an association but the public records had not been kept up. Sandy provided a list of recommendations from Carrie, in regards to the POA and making records current.

See attachment...

It was agreed upon to start utilizing the placard to notify residents of upcoming meetings, as well as, the Facebook Group specifically for Oakwood Acre residents.

The POA needs to make sure that it is in compliance with the Florida Sunshine laws.

There is be no discussion of board business outside of the meetings.

Records need to be kept for 7 years.

Sandy and Doug Roth have been working on updating the community records by cross referencing public records, tax records, and addresses within the community. This will allow for updated and accurate records for when notices and annual dues to be mailed.

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Annual meeting needs to be determined months in advance to allow proper notice and participation of residents.

Annual due amounts and number of votes allowed are to be determined by separate key parcel numbers. Example = 1 vote for every separate key parcel number.

Sandy Roth to meet with James Segovia to finish up the community record update.

It was determined that there needs to be a meeting attendance requirement added to the by-laws in order to maintain a position on the board.

James Segovia reported that he was receiving estoppel letters and several properties have been sold. Only 2 foreclosures on record.

The question was presented in regards to the new home builds if there had been any inquiries with regard to community guidelines and approved contractors. Nick Smith to oversee.

Need to define deed restrictions with an open meeting to look at what is currently in place, what should change, and what should stay.

Paulette Shipley to submit an invoice for repair work on the statues at the entrance of the community.

Doug Roth will finish updating the Oakwood Acres website and make a post to the Facebook group updating residents on the status of the annual dues statement.

May 15, 2018 has been established as the date for the Open Meeting with Purpose for deed restriction review.

September 29, 2018 has been established as the date for the Annual Meeting.

Both front properties owners have intent to sell (Dr. and Gloria).

Josh (Gloria's son) has offered his work crew to clean up the front entrances, which will include tree trimming, shrubs, weeding, repainting, and turning on the lights.

Dr. won't commit to signing a letter but Stephanie Henchey as his approval to clean up the front entrance in a text message.

A vote was made to move forward with the clean up of the front properties, as well as, the Oakwood sign and easements with the statues.

The next meeting was set for Tuesday, March 27th at 6:30pm. Location: Stephanie Henchey's.

The meeting was adjourned at 6:15 pm.