

Oakwood Acres POA BOD Meeting June 5, 2018

Call to order at 6:39 PM

Present are: Board Members Stephanie Henchey, Patrick Casey, Nick Smith, Doug Roth, Ashley McCall, and James Segovia. POA Members Amy Wohlleben, Reggie & Dolores Finlayson, Joe Sanders, Marilyn Lopez and Sandy Roth also attended.

An informational presentation was made by Alan Garman, Civil Engineer for ProCivil 360, who represents a potential buyer for the 40 acres on the west side of Gloucester Rd., up until the present the homestead and grazing land for Gloria Williams. The as-yet-unknown developer has charged Mr Garman and his company with creating a Master Plan for the potential development of this property for single family homes. Having been on the project for less than a week, he opted to approach our POA in the hopes of soliciting our ideas and concerns about a potential development. He is aware that past projects have been opposed by our POA and other nearby developments. He pointed out that the Comprehensive Plan of Hernando County sets the guidelines for development. Once a Master Plan is approved there will be a public information meeting of nearby residents and two public hearings. The Master Plan will be submitted on June 20 and Mr Garman would want our thoughts by next Monday in order to incorporate them into the plan, if possible. Ms Henchey noted that we are aware that the properties will be developed at some point. Our interest is in ensuring that that development is congruent with our general neighborhood and makes a positive impact on the area. She also pointed out that whatever is approved for the west side of Gloucester will create the standard for the east side so one can simply anticipate a doubling of the impact. Mr Garman noted that the roadway would definitely be widened to 24 feet and 3 lanes at the intersection with Powell Rd. Mr Garman noted that all developers want maximum density. Henchey noted that our POA would want the lowest density possible. The main issues are density and how that would impact the Gloucester to Powell traffic (and vice versa). This is a big issue that could not be overcome in the previous proposals and would be a significant factor in determining the level of support any developer might expect to receive from the POA and other nearby residents

and/or their homeowners' associations. Henchey stated that she would solicit comments from our members and get them to Mr Garman by next Monday at the latest. Ashley McCall will post something to that effect on the Facebook page.

Mr. Garman's contact info:
agarman@procivil360.com
www.procivil360.com
Office: 352-593-4255
Cell: 352-584-3890
12 S Main St, Brooksville 34601

Approval of minutes - postponed until the next BOD meeting.

President's Report

With the resignation of Kristin Doherty, there is one vacant seat on the BOD. Henchey will solicit interested members for the seat.

Henchey appointed Doug Roth as Secretary.

POA Member Gail Plummery demanded to inspect all POA documents from the last 7 years. That inspection took place June 4, 2018, at the Spring Hill office of Carrie Felice the attorney for the POA at Hogan Law Firm.

Treasurer's Report

Dues statements were mailed last week. The checkbook balance is \$21,139.06.

Web Site report:

Doug Roth reported that the new website is up and going. He will be adding a document collection section so that all future POA documents can reside in one central place. POA members will have access to view all documents at any time but may not modify them. GoDaddy has a plan for that running \$180 per year or three years at 50% (\$270). Henchey moved to adopt the 3-year plan. Seconded and passed unanimously.

Architectural committee report:

Nick Smith reported that he has received and reviewed three plans

recently. All were within regulations.

Old Business. None

New Business

Bylaws and Deed Restrictions workshop report from Sandy Roth. Two workshops have been held so far, both properly noticed according to notice requirement. We have been reviewing all the documents that govern the activity of the POA. We have identified sections that pertain to a "Developer" which no longer exists which will likely be sections we recommend for removal. The next workshop will be held on Tuesday, June 12, 2018, at 6pm at the home of Doug and Sandy Roth. All POA members are invited to attend. The discussion will focus on those issues which invite revision or removal. The goal is to remove unnecessary or overly restrictive sections rather than add any.

Facebook Page Discussion:

Because the page is a reflection of the POA, slander and political comments are disallowed under Chapter 720 of the FL Code. No candidate discussions, legislation that is not germane to the HOA. Two members have posted things that are highly inappropriate. It is reported by Ms Henchey that other members fear retribution and therefore are reluctant to post their opinions. We suggest that the administrator take a more active role in monitoring the messages. The following motion was put forth by Patrick Casey which would govern all future postings on the Facebook page:

Moved that the administrator take a more active role in monitoring the POA's Facebook discussions and review all discussion threads before they appear.

The motion was seconded by Doug Roth and adopted unanimously.

Meeting was adjourned at 8:15 PM