

Oakwood Acres POA Board Meeting

August 7, 2018 6:30 to 8:00 PM

AGENDA

Location: 4452 Hansen Trail
Brooksville, FL 34604

- I. Call to Order (1 minute)
- II. Welcome and Introductions (3 minutes)
- III. Adoption of Agenda (3 minutes)
- IV. Approval of Minutes of previous meeting
- V. Reports
 - A. President's Report (10 minutes)
 - B. Treasurer's Report (10 minutes)
 - C. Other Committee Reports (3 min)
- VI. Old Business (15 minutes)
 - A. Annual Member's Meeting
 1. volunteers to assist
 2. nominations ballot
 3. Letter to members (need approval)
 4. Update from Public Notice Meeting on Front 40 acres
- VII. New Business (15 minutes)
 - A. Attorney Meeting Friday August 10, 2018.
 - B. Letter to go out regarding P&Z meeting
 - C. Letter to go out regarding County Commissioners meeting
 - D. Envelopes and postage to prepare for all of the above
- VIII. Guests Speak (5 minutes)
- IX. Comments or Announcements (2 minutes)
- X. Adjournment.

OAPOA Board of Directors Meeting
August 7, 2018

Held at Henchey household, 4452 Hansen Trail

Present were board members Stephanie Henchey, Doug Roth, Nick Smith, James Segovia, Ashley McCall and Patrick Casey, along with neighbor/members Sandy Roth, Marilin Lopez, Carmine Batiz, Karen Schelbrock, Elmer Schelbrock, Matt Fox, Steve Kroner, Jean Perone, John Griffin and Scarlett Sharpe.

The meeting was called to order at 6:32 PM by President Stephanie Henchey. A quorum was established.

Agenda was adopted by unanimous voice vote.

Minutes, which were emailed to all board members previously, were approved and adopted unanimously by voice vote.

President's Report:

Gloucester development: No changes in the developer's position were presented at the informational meeting. Ms Henchey has sent Alan Garman a letter and received no response. Scheduling of Zoning Board hearings, and secondarily the BOCC.

Ms Henchey will be having dinner with one of the County Commissioners who seems to be favorable to our position.

The Board will be retaining Daryl Johnson to represent us and a meeting has been scheduled. He is confident he can represent us with no Gloria Williams conflicts of interest as in the past.

Ms Henchey has received a letter written by Gloria Williams in 2005, to the homeowners, referring to development on Gloucester, stating that parcels would be no smaller than 1/2 acre. Far less than the current proposed density. Steve Champion will not need to recuse himself from deciding on this issue.

Last time a hearing was held, the video of traffic difficulties was a deciding factor. A woman from Deerfield created the video, and it showed real serious traffic problems and the board took good notice. We may need to have someone produce an updated one if we can't locate the one from last year.

Moved and seconded to adopt August 28, 2018, as the date of the annual meeting (AM). It will be held at Deerfield Community Center at 6PM. We are changing the date from September to comply with the requirement that the AM be held within one calendar year of the previous AM.

Do nomination forms need to be sent out in the announcement mailing? S Roth says there is nothing in the governing documents that so states. Ms Henchey has

made up a nomination form in case the board wants this done. All the governing documents are silent on this point. Nominations are typically made from the floor. The one making the nomination must be present and is responsible for insuring the person nominated is willing to serve, if that person is absent.

Treasurer's Report. Balance is \$21,307.78. The electric service for the entry way will be canceled. 25 sites have not paid their dues.

Governing Documents Committee (S Roth): Articles of Incorporation can be amended at the AM by a simple majority of those present. Deed Restriction changes need a higher percentage (75%?), and there is a contradiction - in one place it says 75% of "eligible members" another says "total membership." We need to legally clarify that point through the attorney.

Timeline for the AM. By the 18th, notice must be mailed. In the next few days. On the 19th, James Segovia (treasurer) and Doug Roth (secretary) need to get together to determine eligible voters. August 19th falls on a Sunday, making it easier for the two to get together in person.

Sandy Roth reports on the packet which will be given to eligible members at the AM, and what will be mailed to members in advance of the meeting.

Surface water management question: Patrick will research at work and SRR will ask the attorney.

Matthew Fox has a connection to a County Commissioner who wants to hear our side. He will meet with that person and report to us at the next meeting.

Discussion of maintenance of the Gloucester entry way. County mows 2X per year. We have supplemented in the past but some disgruntled homeowners complained and the BOD no longer pays for supplemental mowing.

Member discussion:

Lopez: Discussion and clarification of the grandfathering process and why some people are not required to be members. People who are in cannot opt out. People who are not members may opt in, but are under no obligation to do so, even when their property is bought or sold.

Griffin: other neighborhoods seem to be more involved. Board members reacted strongly to this assertion, as evidenced by the turnout at the Salishan informational meeting, where easily 60% of those present were from Oakwood Acres.

Adjournment was moved, seconded and approved by voice vote. The meeting was adjourned at 8:02 PM.

Respectfully submitted,

Douglas Roth, secretary.