

OAPOA Annual Meeting
August 20, 2018, 6:00 PM
Held at Deerfield Clubhouse, 15471 Atwater Drive, Brooksville.

Present were board members Stephanie Henchey, Doug Roth, Ashley McCall, Karen Schelbrock, Patrick Casey.

The meeting was called to order at 6:06 PM by President Stephanie Henchey.

Introduction of board members, Sandy Roth and Helen Markum.

Suggested Agenda for the meeting:

6:00 PM	Sign in, introduction of members
6:10 PM	President's Report
6:20 PM	Financial Report
6:30 PM	Election of Board Members
6:40 PM	Open Forum
7:00 PM	Adjournment

The Agenda was adopted by hand vote, unanimously.

A quorum was calculated from the Registrar's Report and established 27 as the required number for a quorum. Since there were only 19 in attendance, including proxies, no official action can be taken. (Total paid members = 91 X 30% required for quorum = 27.3)

President's Report:

The mid-term resignation from the board of our treasurer, James Segovia, prompted the hiring of Helen Markum, an accountant, to perform duties previously undertaken by the treasurer for \$75 per month. Helen has a great deal of experience in POA management and is currently cleaning up the records, comparing County Assessors Office records, to insure that our records are current.

Update on Gloucester development: now planned are 14 parcels of 2.5 acres, each with single home and single driveway connecting directly to Gloucester Road. As a package, these could conceivably sell for more than what was anticipated at the previously-planned level of denser development. Josh Whitney states that closing could occur as early as next week.

The President's Report was followed by a Q&A Session.

With this development comes a win-win for Josh Whitney. He also says he will negotiate with Dr. Shahout (owner of the 40 acre parcel east of Gloucester Rd.) regarding easement at the front entrance and re-beautification / lighting of the front entrance.

Some of the member's dues would then be spent on maintaining this easement. An informal poll of those members in attendance was taken and the support for this as an ongoing maintenance project was unanimous.

We are still aiming for a community garage sale on October 12, 2019.

Hopefully at the conclusion of this meeting, we will entertain interest of those who would like to be board members or take a more active role in the POA. We now have a clean database, there are no apparent bumps in the road, Helen Markum takes care of the treasurer's duties, estoppel letters, etc. There are no more issues on the horizon. We foresee planned, regular board meetings in the future, approximately every two months.

Reading and Approval of Minutes: Reading of the three-page minutes of last year's annual meeting was waived by group consent, fearing boredom. Copies were available if any members cared to review them and they were read into the record by the secretary but not officially approved, due to lack of quorum.

Treasurer's Report - Helen Markum

Copy of her letter read into the record. Financials dated December 31 are for IRS reporting. Accounts Receivable shows a negative, but that reflects the fact that not all received dues have been entered into the accounting system. Everything has been reconciled to July 31, 2019. There are no liabilities.

Income and Expense Report shows anticipated \$7400 in dues, so far \$5300 have been collected and entered. There were legal fees, internet fees, estoppel fees, leaving a balance of negative \$487. Many of those expenses are non-recurring and are not expected to be part of the budget in coming years. Bank balance is approximately \$25,000.

Nomination and Election of Board Members

Sandy Roth expressed an interest in serving on the board, as did Ashley McCall, Stephanie Henchey, Karen Schelbrock and Doug Roth. Lacking a quorum to take

official action, a consensus was achieved for these five to continue in their roles as “acting” board members. Sandy clarified that this does not close the door to anyone who wishes to volunteer. If there is any interest among other people in the community, you are welcome to step up and take charge of any project or office that interests you.

Open Forum

Question from Sandy Roth: How does the board handle violations to the Deed Restrictions? Example: boat or commercial vehicle parked on property. At present we are leaving enforcement up to the County and its zoning code. Individual members can ask the board to issue a letter addressing violations, but cannot be expected to drive around with a clipboard, looking for violations.

Questions about architectural regulations for additional structures on one’s property.

Noise regulations. The board will consider constructing a letter to help residents register their dissatisfaction with sub-standard appearance or behavior.

Next board member will be held Tuesday, September 24, 2019, and roughly every two months thereafter. Location to be determined.

Recess, (as opposed to adjournment, due to lack of quorum) entered into at 7:03 PM.

Immediately following recess, a Board of Directors meeting was held, overseen by the Governance Chair Sandy Roth, with a proper quorum of three members, called to order at 7:05 pm by Stephanie Henchey for the purpose of electing officers. Officers were nominated and approved as follows: President - Sandy Roth, Treasurer - Stephanie Henchey, and Secretary - Doug Roth. Ashley McCall and Karen Schelbrock will continue as board members-at-large. Quick approval was obtained by unanimous voice vote and the meeting was adjourned at 7:09 pm.