



# Oak Hammock Preserve Community Owners Association

## **MESSAGE FROM THE PRESIDENT OF THE BOARD OF OAK HAMMOCK PRESERVE OWNERS COMMUNITY ASSOCIATION INC.**

Happy New Year and a warm hello to my dear owners and friends. May the new year bring you good health, happiness, and prosperity. I am sorry I am late in sending you the yearend report because of the unfortunate loss of my beloved sister, which I was occupied with arranging for her funeral in December 2023.

I want to let you know that the Board and Committee members were working very hard to benefit the community. We have accomplished many things but also experienced a few challenges. I want to briefly talk about some of our challenges first, then move on to accomplishments. Here is the Association's situation in 2023.

The biggest challenge was dealing with Jedi Management, which had consumed much of the Board's time and efforts because of their lack of professionalism and incompetence. Instead of working with us, they became our liability. They issued many violations that were not based on our governing documents. Valid violations, many weren't followed up to resolution and left dangling. Therefore, violations became unmanageable. They refused to return the Association's records on our request, forcing us to seek legal means to get them back. That was costly and caused us to spend more on legal fees than budgeted.

KMVC was one of the Association's vendors recommended to us by Jedi Management to maintain the community pool, janitorial, and pet waste stations. We discovered that KMVC did not maintain the pool correctly, which caused many issues, such as an imbalance of pool chemicals and algae growth. This resulted in the county ordering us to close the pool multiple times. KMVC also consistently overcharged the Association for trash bags that were not being used for us. Therefore, we terminated KMVC services.

KMVC sued the Association for breach of contract. During the deposition, we discovered that the owner of Jedi Management also has an ownership stake in KMVC. We also found that the disclosure of this relationship was underhanded because it was never disclosed to the President of the Board. While the disclosure has the signatures of two other board members, neither one recalled signing it, which questioned the document's authenticity. The Association's insurance company is handling this lawsuit, and it is ongoing.

I am glad to report that we have put this behind us. We hired a new pool maintenance vendor, Carifel Pool Services, who has effectively restored the pool condition; the pool is now in its best condition ever. We also hired another vendor, JCD Quality Services, to perform janitorial and maintain pet waste stations, landscape irrigation, and backflows. I am happy to report that JCD is doing an outstanding job for us.

Starting December 1, 2023, we hired One Source Management Solutions, Inc. (OSMS) as the Association's new management company. We are working closely with OSMS to onboard them, and I am happy with their progress so far. Our negotiated contract with OSMS will freeze their fee for two years.

Internally, the Board management team experienced instability because of personnel changes. However, we have fully recovered and now have an effective operational team. The new Vice President of the Board is Mr.

Jim To, and the new Secretary/Treasurer is Ms. Lynda Cologero. I am pleased to introduce two new Officers of the Board, Mr. Louis Murray and Mr. Luis Padilla. The Association's Board of Directors now consists of 3 Board members and 2 Officers. We also formally recognized 2 Committees: the Architectural Committee (ARC) and the Community Events Committee. Ms. Valerie Barkley is the ARC Chairperson, and Ms. Melba Rubera is the Community Events Chairperson.

And with all that, I am happy to say that we are well-positioned to move into 2024. Now, let's review past accomplishments.

After many years, neither Leland Management nor Jedi Management could bring the infamous "Yellow House" on Wandering Oak Ter into compliance. It was a blatant sore eye to the immediate neighbors and the community. In June 2023, after much work, we successfully forced the property to fix all violations. I am happy to report that the home now fully complies with our guidelines. It is no longer an eyesore.

In August 2023, we completed our 2024 budget. I want you to know that our diligence and frugality in managing our expenses have allowed us to keep the same annual assessment due of \$600 for 2024. That means our dues haven't increased for the last three years despite the rising living costs everywhere. While we overshot our budget on legal fees because of dealing with lawsuits, collections, and records retrieval, we have established a good foundation for our operations going forward.

In October 2023, we successfully transferred the maintenance of the stormwater facilities back to the county where it belongs. The county appreciated us for returning their property in tip-top shape. I let you know that the transfer was seamless, and the county maintains these ponds well. They monitor water quality, mow grass, and remove alligators as needed. This is one less liability for the Association while the community continues to enjoy the beauty of these ponds.

In October 2023, we successfully negotiated a contract with Dependable Lawn Care to mow the lawn and maintain the landscape in the common areas. Our contract freezes the landscape fee for the next two years. We also replaced the mulched walkway to the gazebo at the end of Oak Hammock Preserve Blvd with grass. This will reduce the expense of replacing mulch and reduce the use of herbicides harming the soil.

Since July 2023, we have been working hard and brainstorming on our website and communication means. We have been quietly testing the system since then. In late December 2023, we launched our website and created our email blast service. This allows us to communicate with the community on demand and to keep everyone updated on current events happening in our community. This results from many hours of collaboration and work from the Association management team, with Mr. Lou Murray being the webmaster. I am confident you will find our website and email blast helpful in the future.

There are many more accomplishments, and I can't keep track of them all. I am happy to have many volunteers willing to help keep our community clean and beautiful.

Lastly, I want to close this message with my thoughts for 2024. We resolved to solve all last year's challenges; let's continue working with love and dedication for our beloved community. With all my heart, I know we will be a better community with all the homeowners' support and consideration. I hope to see more participation from owners because your involvement matters, not just for you but for everyone else.

May God bless you today, tomorrow, and forever!

Arturo A. Tapia

President of the Board