

Oak Hammock Preserve Community Owners Association, Inc.

Diamary Castro, LCAM for Artemis Lifestyles
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Board of Directors Draft Meeting Minutes

Date: Thursday, February 27, 2025

Time: 6:30 PM

Location: Clubhouse

Purpose: Board of Directors Meeting

1. Call to Order

- LCAM Diamary Castro called the meeting to order at 6:35 PM.

2. Proof of Notice of the Meeting

- The notice was posted on-site 48 hours prior to the meeting, in accordance with the association's governing documents and Florida Statute 720.

3. Establishment of a Quorum

- A quorum was established with the following Board members present in person:
 - President: Arturo Tapia
 - Vice President: Jim To
 - Secretary/Treasurer: Lynda Cologero
- Also present was Diamary Castro, LCAM with Artemis Lifestyles.
- Directors Lou Murray and Luis Padilla were absent.

4. Approval of Previous Meeting Minutes

- Jim To motioned to approve the minutes from January 31, 2025, Board Meeting. Arturo Tapia seconded the motion. All in favor, motion passed.

5. Old Business

a. Revised Collection Policy

- **Tabled** – The revised Collection Policy, prepared by the Artemis Lifestyles Collections Department in alignment with the version adopted by the Board of Directors on January 31, 2025, is pending signature. Jim To will consult with the association's attorney to ensure the language accurately reflects the Board-approved policy.

b. Rental Resolution Policy

- Jim To motioned to approve and sign the new Rental Resolution Policy. Lynda Cologero seconded the motion. All in favor, motion passed.

c. Pressure Washing Perimeter Brick Wall

- Jim To motioned to approve the proposal from Splash & Dash. Lynda Cologero seconded the motion. All in favor, motion passed.

6. New Business

a. Manager Report

- LCAM Diamary Castro provided the December 2024 and January 2025 reports via email for the Board's review.

b. Corporate Annual Report – Sunbiz

- LCAM Diamary Castro confirmed that the association is currently active on Sunbiz.

c. Website and Frontsteps

- Jim To stated that he would like the Association's Website and Fronsteps to mirror each other in content and updates. The Board will discuss this further with Robert Moreland during next week's meeting.

d. Tree Trimming

- *Tabled* – Jim To noted that the Board requires additional information before proceeding and will revisit the topic in a future meeting.

7. Open Discussion

- **A homeowner raised about a dirt bike being ridden within the community, causing excessive noise and speeding:** The Board noted that regardless of registration, all vehicles must comply with traffic laws. The Board plans to explore the option of hiring off duty officers for enforcement and will further discuss during the next meeting.

8. Adjournment

- Lynda Cologero motioned to adjourn the meeting. With all Board members in favor, the meeting was adjourned at 7:48PM