

Oak Hammock Preserve Homeowners Association, Inc.

Yulissa Vidal, LCAM for Artemis Lifestyles

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TO: Oak Hammock Preserve Owners
FROM: Board of Directors
SUBJECT: Board Meeting
DATE: Thursday, October 30, 2025
LOCATION: Clubhouse & Via Zoom – 2901 Oak Hammock Preserve Blvd.
TIME: 6:30 P.M.

AGENDA:

- I. **Call to Order** – Roma Doon called the meeting to order at 6:30 p.m.
- II. **Establish a Quorum** - A quorum was established with three directors present in person. In attendance, there were Roma Doon, Nancy Quiroz, and Jim To. Also, present was LCAM Yulissa Vidal.
- III. **Proof of Notice** - The notice and agenda were posted on property 48 hours in advance in accordance with the association's governing documents and Florida Statutes and it was also emailed.
- IV. **Review & Approval of previous meeting minutes – September 25, 2025, Board of Directors Meeting** - The board reviewed the previous meeting minutes. Roma Doon made a motion to approve the meeting minutes from September 25, 2025, Board of Directors meeting as presented. Nancy Quiroz seconded the motion, all in favor. The motion passed unanimously.
- V. **Unfinished Business**
 - a. **Review and Approve Tree Trimming Proposal** – Jim To motioned to approve the proposal from Brightview Tree Care Services, in the amount of \$9,000.00, to trim 12 common areas trees and remove 1 common area tree. Roma Doon seconded the motion. All in favor. This motion passed unanimously.
 - b. **Review and Approve Wall Repair Quotes** – Roma Doon motioned to approve the proposal from JW Masonry, in the amount of \$20,233.90, to complete the repairs to the brick wall. Jim To seconded the motion. All in favor. The motion passed unanimously.
- VI. **New Business**
 - a. **Manager Report for October 2025** – Yulissa Vidal presented the Manager's Report for the month of October 2025.
 - b. **Update Website** – Jim To informed and updated to the members present that the Association's Website has been restored and updated. All the information pertaining to the Association will be posted on the website for transparency.
 - c. **Ratify Board Decision Regarding 11 Accounts to be sent to Legal Counsel** – Roma Doon motioned to approve for the 11 delinquent accounts to be sent to Legal Counsel to proceed with the collection process. Jim To seconded the motion. All in favor. The motion passed unanimously.

d. Community Holiday Events Discussions:

- **Holiday Turkey Raffle Giveaway** - The Board introduced the upcoming Turkey Raffle. Each participating member will be assigned a number, and the winning number will be drawn up at the conclusion of the November meeting.
- **Children's Christmas Toy Drive Proposal** - The Board announced a toy drive to collect unwrapped toys for donation to Advent Health Children's Hospital.
- **Best Holiday Home Decoration Recognition Program** - The Board also discussed recognizing the top three homes with the most elaborate Christmas and holiday decorations. The winners will be featured on the community website.

VII. Open Forum – A discussion of the Board, Membership, and management including but not limited to the following topics:

- Tree project
- Management responsibilities
- Parking complaints
- Sidewalk concerns

VIII. Adjournment - With no other business to discuss. Nancy Quiroz motioned to adjourn the meeting at 7:31 p.m. Jim To seconded the motion, all in favor. The motion passed unanimously.

Respectfully submitted by Yulissa Vidal, LCAM