

Oak Hammock Preserve Homeowners Association, Inc.

Kayla Smith, LCAM for Artemis Lifestyles

1631 E. Vine Street, Suite 300

Kissimmee, FL. 34744

KaylaSmith@artemislifestyles.com / Phone: 407-705-2190 Ext. 426

TO: Oak Hammock Preserve Owners
FROM: Board of Directors
SUBJECT: Board Meeting
DATE: Thursday, May 29, 2025
LOCATION: Clubhouse – 2901 Oak Hammock Preserve Blvd.
TIME: 6:30 P.M.

THIS MEETING IS BEING HELD VIA ZOOM.

Join Zoom Meeting

<https://us06web.zoom.us/j/84658356818?pwd=l8YBDGBU53i13dC6QltpMPMn5PShRR.1>

Meeting ID: 846 5835 6818

Passcode: 345461

AGENDA:

- I. **Call to Order** – Jim To called the meeting to order at 6:30 p.m.
- II. **Establish a Quorum** – A quorum was established with two of three directors present in person. In attendance, were Board Vice President Jim To and Secretary/Treasurer Lynda Cologero. Also present, was LCAM Kayla Smith.
- III. **Proof of Notice** – The notice and agenda were posted on property and emailed in accordance with the association’s governing documents and Florida Statutes.
- IV. **Review & Approval of previous meeting minutes - February 27, 2025, Board of Directors Meeting** – The board reviewed the previous meeting minutes. Jim To made a motion to approve the meeting minutes from February 27, 2025, Board of Director’s Meeting, as presented. Lynda Cologero seconded the motion, all in favor. The motion passed unanimously.
- V. **New Business**
 - **Change of BOD Members** - Jim To announced the resignations of Board President Arturo Tapia and Secretary/Treasurer Lynda Cologero. The position of Board President is now open, and the Board is currently accepting candidates for consideration.

- **Introduction of new Secretary and Treasurer** - Jim To reassigned the role of Secretary/Treasurer from Lynda Cologero to Nancy Quiroz, who will now serve in that position on the Board.
- **Review Manager's Report for April** – Jim To made a motion to approve the manager's report for April. Nancy Quiroz seconded the motion, all in favor. The motion passed unanimously.
- **Review and Approve Self-Help – Violation #:00176** – Jim To made a motion to approve the self-help process for violation # -0017. Nancy Quiroz seconded the motion, all in favor. The motion passed unanimously.
- **Review and Approve Wall Repair Proposals** – The Board has decided to postpone a decision on the wall repair proposals in order to obtain additional quotes.
- **Discuss a plan for future projects in the community** – Jim To informed the membership of several upcoming projects planned for the community. These include the replacement of playground equipment, repairs to the clubhouse roof, and the potential clearing of the area behind the cul-de-sac on Wandering Oaks, where debris and animals have been dumped. The long-term vision for that space is to transform it into either a dog park or a children's playground. Additionally, the wall cleaning project has been completed. Jim To discussed the possibility of restructuring the reserves by consolidating them into a single general reserve fund, rather than maintaining individual line items. This change would allow for greater flexibility in using reserve funds for various projects without specific category limitations.

VI. Open Forum - Residents raised questions and concerns regarding the special assessment. In response, Jim To encouraged all members to attend the upcoming budget meeting for further clarification and discussion. He also reassured the membership that no late fees are being applied to the special assessment. Jim To informed members that they can book an appointment with the LCAM through the Oak Hammock website. Appointments are available on Thursdays from 11:00 a.m. to 1:00 p.m. for any questions or concerns they may have.

VII. Adjournment - With no other business to discuss, Jim To motioned to adjourn the meeting at 7:44 p.m. Nancy Quiroz seconded the motion, all in favor. The motion passed unanimously.

Respectfully submitted by Kayla Smith, LCAM