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## OAK HAMMOCK

### MINUTES OF JANUARY 25, 2024, HOA MEETING

#### I. Certify a Quorum

In lieu of formal roll call, residents signed an attendance sheet at the start of the meeting, and it was established a quorum was present. BOD present, Jim To, Luis Murray, Luis Padilla and Lynda Cologero.

**Arturo Tapia was out due to Covid.**

#### II. Call to Order

Lou Murray called to order the meeting of the Oak Hammock Preserve HOA at 6:35pm on January 25, 2024, at the Clubhouse located at 2901 Oak Hammock Preserve Kissimmee, FL and was seconded by Jim To, VP BOD.

#### III. Proof of Notice

As per governing documents, members were given notice of the time, date, place and agenda of the meeting Four(4) days prior to the meeting.

#### IV. Approval of Prior Meeting Minutes

The last meeting was held on December 28, 2023. It was the 2023 Annual Meeting. Minutes were **pending review and approval.**

#### V. Financials

Jim To stated 2023 Financials **audit was completed, and the results did not find anything unusual or suspicious.**

#### VI. Old Business

None.

#### VII. New Business

- OSMS **confirmed it is** fully operational to handle all HOA inquiries- setting up dedicated email for ARC Apps.
- Violation status/Procedures Jim explained BOD receives complaint, follow with investigation and ARC Committee confirm if violation should be issued. If validated, **a homeowner is** given 15 days to fix it. Homeowner entitled to hearing with Compliance Team; if they don't show up turned **the violation** over to legal. Fine \$100 per day up to \$1000 per Florida Law.
- Internal Communication Procedure signed by all members present- establish effective work procedure between management company and BOD. Clarify responsibilities and authority. The BOD nominated Lou Murray as POC and OSMS nominated Nadina Truini as POC.

- OSMS will be uploading records to HOA Cloud Drive as they are being processed.
- Payment status of dues going into February. Jim discussed how best to prevent legal and 15 homeowners were in legal last year. Inquired if homeowners with 2023 balances rec'd Official Notice. BOD and OSMS scheduled Zoom meeting for Friday, Feb 2 to discuss this and handle the 2024 Semi Annual dues collection.
- Rec'd vendor packet from DiMasi BOD will review and make decision.
- 2023 Audit reviewed and looks accurate. Once formal report issued will post on website.
- Transition and Structure of HOA website, email accts and cloud storage legally to be transferred March/April; Lou working on packages cutting cost by 60% paying years in advance.
- All HOA must provide access to all governing documents effective July 2024.

#### VIII. Open Discussion

- Homeowner concerned being able to navigate based on language barrier and lack of computer skills.
- Homeowners did not receive introduction letters sent on December 5 and new payment options.
- Nadina explained payment options again as well as discussed computer training class OSMS will have for homeowners.
- Homeowner inquired about pool heater.
- Lou stated electric extremely high and signed up for next solar farm with KUA. Save 30+%
- Compliant about overnight parking – vehicles cannot be towed. Can send violation to homeowner.
- Discussed website converting from English to Spanish click to translate button.
- Lou discussed Florida Law – trim trees to 7ft, type of grass and bushes cannot be enforced by BOD per Florida Landscaping Law.

#### IX. Adjournment

Jim To adjourned the meeting at 7:33pm.

Minutes submitted by: Nadina Truini LCAM, received 02/20/24

Minutes reviewed by: BOD, date: \_\_\_\_\_