

Oak Hammock Preserve Community Owners Association, Inc.

Diamary Castro, LCAM for Artemis Lifestyles

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Board of Directors Approved Meeting Minutes

Date: Thursday, January 30, 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 6:33 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
 - Director: Lou Murray
- Also present was Diamary Castro, LCAM with Artemis Lifestyles.
- Director Luis Padilla was absent.

4. Approval of Previous Meeting Minutes

- Jim To made a motion to approve the minutes from November 21, 2024, Board Meeting.
 - Arturo Tapia seconded the motion.
 - All in favor, motion passed.
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Old Business

5. New Pool Furniture

- Diamary Castro provided an update on the new pool furniture, which is scheduled to arrive in mid-March 2025. Horizon Casual revised the invoice terms: 50% upfront, 50% upon arrival and inspection. Jim To advised coordinating delivery with JCD for security.

6. 2025 Semiannual Assessment Amount

- LCAM Diamary Castro provided an update regarding the new 2025 semiannual assessment amount. The new amount of \$320.95 was sent to the membership via email blast and regular mail.

New Business

7. Revised Collection Policy for Violations

- Jim To made a motion to approve and sign the revised collection policy for violation enforcement.
- Arturo Tapia seconded the motion.
- All in favor, motion passed.

8. Revised Collection Policy for Assessments

- Jim To made a motion to approve and sign the revised collection policy for assessments.
- Arturo Tapia seconded the motion.
- All in favor, motion passed.

9. Rental Resolution Revision

- Tabled until the next Board meeting on Thursday, February 27, 2025.

10. ARC Guidelines Revision

- Jim To made a motion to update the ARC guidelines as required by new law.
- Lynda Cologero seconded the motion.
- **All in favor, motion passed.**

11. Special Assessment

- Jim To made a motion to approve a \$200.00 special assessment for reserves due by April 30, 2025 and to mail a notice to the membership.
- Lynda Cologero seconded the motion.
- All in favor, motion passed.

12. Pressure Washing Perimeter Brick Wall

- Tabled until the next Board meeting on Thursday, February 27, 2025.

13. Open Forum on Agenda Items

- **A homeowner raised concerns about children ringing doorbells and running.** The Board provided guidance on addressing the issue, including neighborhood awareness and potential security measures.
- **A homeowner raised concerns about personal items and junk left on the side of homes.** The Board reminded residents of community maintenance rules and discussed enforcement options.
- **A homeowner inquired about mailbox replacement.** The Board reminded residents of community maintenance rules and discussed some possible options.

14. Adjournment

- Jim To made a motion to adjourn the meeting.
- With all Board members in favor, the meeting was adjourned at 7:37 PM.