

ORHA Phase 3 Preservation Meeting Minutes

**JUNE 10, 2009
VFW Post 7987
CHESTER MCKAY DRIVE
NEW PORT RICHEY, FL**

2009/2010 BOARD MEMBERS:

DAVID ROSIN, PRESIDENT

MIKE BRESCIA, VICE-PRESIDENT

DOUG LINES, DIRECTOR

ALDO BOSELLI, DIRECTOR

JOE B WATKINS, DIRECTOR

DAN NOBLE, DIRECTOR

MARC WERTHEIM, TREASURER - ABSENT

JULIE ROSIN, SECRETARY

Agenda

7:00pm-7:05pm Call meeting to order David Rosin
David called the meeting to order and provided introductions of all the executives of the Board. A visual review of the ORHA members in attendance indicated a quorum was satisfied per the bylaws of the Oak Ridge Homeowners Association, Inc.

7:05 pm-7:20pm Preservation of Phase 3 Deed Restrictions Doug Lines
Doug summarized the MRTA (Marketable Record Title Act) history, a summary of the statutes, and what we need to do to preserve them prior to their expiration date.

7:20pm-7:25pm Why we want to keep the restrictions in force. Joe Watkins
Mike Brescia

7:25pm-7:45pm Question and Answer

What about street repaving and is the Board involved?

Doug Lines spoke to the process to get Pasco County involved in your road project. Dan Noble spoke to the pit falls associated with individual (private) efforts to accomplish paving and the difference in 'hot patch' and other methods.

What about people living in RVs in the back yard?

Doug Lines spoke to the differences in the ORHA deed restrictions and the Pasco county code and its enforcement.

What about the large garages and structures that already exist?

It is the consensus of the ORHA that passed violations of the deed restrictions are impossible to enforce. Current violations are of interest to this board and the by-laws of the Oak Ridge Homeowners Association, Inc. filed with the State of Florida

have a process to deal with these violations. In addition to ORHA action, the individual home owner is entitled to seek legal action for any and all violations of the deed restrictions. Aldo Boselli spoke to the specific section in the deed restrictions currently on file for Phase III which provides the specifics for action by a lot owner.

What about Oak Ridge properties that are bank owned?

David Rosin: ORHA shares those concerns about any lot, bank or privately owned, which falls into disrepair. The options available to a concerned Oak Ridge lot owner or the ORHA, are the same.

Is a mandatory fee an option for Oak Ridge Lot owners?

Doug Lines spoke to the history of attempted mandatory membership and the necessary steps to accomplish.

David Rosin spoke to the goals of this ORHA president's purpose and that there will be no attempt to make the membership mandatory during this term (May 1, 2009-April 30, 2010). Additional membership is always sought and the events planned for 2009 (Flag displays in July and November, free web site advertising for ORHA members) are aimed at increased voluntary participation by the lot owners. There are significant advantages for being a ORHA member. As the information becomes available more lot owners will become members. It is our goal to make ORHA self sustaining financially without mandatory membership.

7:45pm-7:50pm David read the motion:

“I move to preserve the covenants and restrictions for OAK RIDGE HOMEOWNERS ASSOCIATION, INC. as found in the DECLARATION OF MODIFICATIONS TO COVENANTS, RESTRICTIONS, AND OBLIGATIONS FOR THE ORDERLY DEVELOPMENT OF OAK RIDGE SUBDIVISION, originally recorded in Official Records Book 1017, Pages 1577-1580, in the Public Records of Pasco County, Florida, including all amendments thereto, and to take all other actions that are necessary and proper to preserve such covenants and restrictions pursuant to the Marketable Record Title Act, Chapter 712 of the Florida Statutes.”

out loud and called for a 2nd. A second was heard and a roll call vote was requested by the President, from each Executive of the Board.

DOUG LINES : VOTED **FOR** THE MOTION
ALDO BOSELLI : VOTED **FOR** THE MOTION
JOE B WATKINS : VOTED **FOR** THE MOTION
DAN NOBLE : VOTED **FOR** THE MOTION
DAVID ROSIN : VOTED **FOR** THE MOTION
MIKE BRESCIA : VOTED **FOR** THE MOTION

7:52pm Dan Noble motioned to adjourn the meeting and it was seconded by Mike Brescia.
Dan Noble