

Feb. 3, 2010 Oakridge Homeowner's Association meeting minutes

Attending:

David Rosin, President  
Mike Brescia, Vice President  
Gayne Roberts, Secretary  
Doug Corbell, Director  
Doug Lines, Director  
John McCormick, Director  
Joe Watkins, Director

Discussions:

The luminaries did not go over too well. Weather was one problem. The flags have been a big hit, and they will be included in the new homeowner's welcoming package.

Paving: Overview should be starting the same time as Millstone (3/2011).

By Laws to be revised.

Vice president - welcoming committee job.

There are 13 recorded new home owners in Oak Ridge. Need to contact new owners - proposed by David, president.

Welcoming Package - proposed. Mike will head the committee. Will contain: board flyer, copy of by-laws, what the board is responsible for - should have a copy of their deed restrictions already from purchase of property. It is also on the website. Flags and luminary bags will be included in the welcome package. (Great idea !) All agreed.

The third week of April will be the HOA meeting. Agreed.

Point out good points of association: flag purchase, yard sale, etc...

Last meeting - 6/2009: Discussion of reinforcement - deed restrictions. Blackwell - owner of Pasco Land and Development Co. needs to sign that deed restrictions apply to Phase 2 & 3. Affidavit - signed that he did intend for phases to be included.

Dept. of Com. Affairs - trying to get involved.

Mark Spence - tort attorney, will handle affidavit; file at courthouse.

Copies of letter for Blackwell will be sent out for revisions, etc...

Architectural Committee: needs to approve plans, for example, garages.

By-law Committee - by laws require member approval ( 7 days before).

4/26 - put out

4/6 newsletter

David suggested dues be increased to \$40.00. All other members agreed it was too much of an increase. Agreed to raise dues to \$25.00, an addition of \$5.00.

Doug Lines read 3 proposals by Oak Ridge parcel owner and past Oak Ridge Homeowners Association President, Fred Rydzik:

A parcel owner proposal was read to build reserve funds by contacting certain parcel owners for donations. Board of Director John McCormick nominated and a second was heard. A unanimous vote by the board to establish and John McCormick chair the “Committee to find Contributing Members”. The purpose of the funding would be to challenge home owners in violation of the deed restrictions, as determined by the Restrictions Committee.

A parcel owner proposal was read to contact Pasco County Code Enforcement Office to physically patrol the Oak Ridge Subdivision and look for any and all violations of Pasco County Code. The proposal was discussed at length by all members present. The proposal to contact Pasco County Code Enforcement by the Oak Ridge Homeowners Association for purposes of and all violations of county code was voted down.

Voting NO: Rosin, Brescia, Lines, Corbell, McCormick, Watkins  
It is the consensus of the board and the charge of the current President that each code violation be handled on a case by case basis and the homeowners adjacent or in the proximity of the suspected violated be the primary contact with Code enforcement. This consensus in no way limits individual parcel owners from pursuing any and all violations they deem in violation of Pasco County code.

A parcel owner proposal was read to approach Oak Ridge Parcel Owner Len Trubia to donate a 1 lot(s) for the purpose of Oak Ridge Homeowners

Association common areas. The proposal was discussed at length by all members present.

Voting NO: Rosin, Brescia, Lines, Corbell, McCormick, Watkins  
It is the consensus of the board that taking on the responsibility of annual maintenance, taxes, insurance would not be a prudent financial decision.

Solicitors in the neighborhood was discussed. There are no signs to keep them out. The ice cream truck has been a nuisance to some. Mike B. has spoken to the ice cream truck driver about the number of times she has been in the neighborhood in a day.

Restrictions Committee: Need to activate the restrictions committee. ORHA website has the list of code violations. We need to call the county and refer to their codes to get the ball rolling on violators. No actions or vote was taken on this discussion.