

# ORHA Board Meeting Minutes

2019 Pepperell Dr., New Port Richey FL 34655

**Date: August 9, 2016**

**BOARD MEMBERS:**

PRESIDENT (VACANT)	DANIELLE PHILLIPPI, SECRETARY
LINDA GROSSE, VICE-PRESIDENT	ANNETTE GIULLANI, TREASURER (ABSENT)
JOHN WILLIAMS	CHARLOTTE WISCHMAN
WALLY MCKINLEY	MIKE EMANUEL
	ALSO PRESENT-PAT SPENCE, FMR. TREASURER

**RESTRICTIONS COMMITTEE MEMBERS PRESENT:**

DOUG LINES, CHAIRMAN	BIPIN PARIKH
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**WELCOMING COMMITTEE MEMBERS PRESENT:**

DAVID WISCHMANN	
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**Meeting Agenda**

Time	Subject	Primary	Minutes
7:30	<b>Call meeting to order</b>	Linda Grosse	
	<b>Vacant President position</b>	Linda Grosse/ Doug Lines	<p>We still do not have a President. Mike brought up that Florida law states that the President is not legally able to quit. It was suggested to create a 3-person governing body/committee rather than having a President. Bi-laws would need to be changed to accommodate this suggestion. Question? Do we have a HOA legally without a president? Do we need to retain an attorney to help with these issues?</p> <p>Motion was made to get an attorney-Steve Mezer, Mike seconded the motion and Charley made the motion approved. He will be hired on an hourly rate. Doug will look into this.</p> <p>Next Door app has 140 members as of today. They are hosting a meeting regarding a coyote problem. They would also like to host some kind of bbq/get together so people can meet each other.</p>
	<b>Welcome letters to new residents</b>	David Wischman	<p>The welcoming committee is in need of a welcome letter for new residents, supplies, and a list of new residents. Funds are needed to refurbish supplies. After supplies are purchased, receipts need to be turned in to Annette for reimbursement. Danielle will draft a welcome letter and send out to board for editing.</p>
	<b>Bank accounts for HOA</b>	Linda Grosse	<p>The former treasurer is still on the HOA account. It needs to be updated so that the new treasurer and vice president is on the account. Linda will investigate other banks to move the HOA account. It was also brought up that there may need to be a laptop purchased for the treasurer to use for HOA banking software. Wally made a motion to purchase a computer that belongs to the HOA for the treasurer to use. Charley seconded the motion, and Linda approved it. \$500 is the limit for the computer purchase.</p>
	<b>HOA Website Contact information</b>		<p>Do we need to abolish the website? Alex is still listed as the president due to legalities associated with president position and the by-laws of the HOA. The board will create a letter to explain the situation to Alex. Danielle will draft the letter and submit to the board for editing and approval. Mike will discuss the website with</p>

			David.
	<b>3 Ridge Top Dr properties</b>		Properties need to be cleaned up. A letter has been sent to one. A letter needs to be generated to the others.
	<b>Phase I &amp; II Deed Restrictions</b>	Doug Lines	Status of Phase I, II, II deed restrictions. FL statues do not apply to OHRA since it is a voluntary HOA. Letter was sent to Gary Blackwell asking to clarify on deed restrictions on all phases. An affidavit was sent to Doug Lines. Doug and John will get together to meet with lawyer to discuss.
	<b>Millstone Dr. Entrance Wall Damage</b>	Doug Lines	On Sunday, August 7 <sup>th</sup> the Millstone Dr. Entrance Wall was hit by a car and was severely damaged. A police report was filed. How to remedy the situation? It does not appear that the wall can be repaired. Demolition of the wall is the priority right now. Charley made a motion to take the wall down. It was seconded and approved. John will reach out to demolition companies and get some bids. Board approved \$ 400 to spend. It will be investigated if legal reparations can be collected.
	<b>Reserve at Oak Ridge-cleaning Duck Slough</b>	Doug Lines	Pasco county holds the easements for our neighborhood and not the easements for Duck Slough. Swift mud has the easement for Duck Slough. If it is not cleaned out and the water flow increased the homes in the area will be flooded. Paul Deen-public works/storm water. Doug has spoken with others to aggressively pursue the cleaning out of Duck Slough watershed. Doug will try and make an appointment with Michelle Baker to discuss water issues.
	<b>6801 Morningsun Plans submission</b>		Jonathan Kryder-plans are approved by board. Danielle will send an approval letter.
	<b>Tax Exempt Status</b>		Oakridge is a 501c3. Oakridge has never filed a tax return. Do we need to investigate this with the attorney that will be spoken to regarding other issues.
	<b>Next meeting date</b>	Linda	Trinity Hospital will be looked into to set up the next meeting date for either September 6 <sup>th</sup> or 13 <sup>th</sup> .
	<b>Motion to adjourn</b>		Motion approved