

ORHA Board Meeting Minutes

Trinity Hospital, Conference Room C

Date: September 6, 2016

BOARD MEMBERS:

PRESIDENT (VACANT)	DANIELLE PHILLIPPI, SECRETARY
LINDA GROSSE, VICE-PRESIDENT	ANNETTE GIULIANI, TREASURER
JOHN WILLIAMS, CHAIRMAN	CHARLOTTE WISCHMAN
WALLY MCKINLEY	MIKE EMANUEL

RESTRICTIONS COMMITTEE MEMBERS PRESENT:

DOUG LINES, CHAIRMAN	
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Meeting Agenda

Time	Subject	Primary	Minutes
7:10	Call to order Discussion to elect chairman	Mike Emanuel	Nominated John Williams, Linda seconded the motion John accepted
7:10	Approval of Agenda and Minutes		No changes of the agenda/minutes were recommended.
7:10	Agenda protocol for BOD meetings	John Williams	John offered the use of his office's boardroom for a possible permanent meeting location. Charlie made a motion to accept his offer, Mike seconded it.
7:15	Report to the Board on Conference Call with attorney Steve Mizer on legal matters regarding ORHA	Doug Lines John Williams	<ul style="list-style-type: none"> • Operating without a President Requires 3 people to run HOA. Can operate without a President. We can continue to operate without a President. • Federal tax filing requirements for non-profits. OHRA was never registered as a voluntary HOA. If HOA is ever dissolved, any funds in the account must be given to a 503 charity. We would only need to pay taxes on interest. But no interest is being accrued. There is no penalty for not filing. • Status of Oak Ridge Phases I, II and III Oak Ridge is a voluntary organization. Does not fall under FL HOA laws. • Fla Dept. of Economic Opportunity- MRTA issues DEP is now handling MRTA issues. Oak Ridge deed restrictions. Discussion of time and cost to file current deed restrictions for each Phase. Areas to consider; animals on property (pigs, chickens), building of structures on properties. Currently there are not funds to pursue at this time, so the issue will be tabled for now. • Attorney retainer options hourly basis as needed-\$345/hour with a \$500 deposit retainer-\$200 flat fee, \$295 hourly fee

			Wally mentioned a possibility of an attorney that is a resident in the neighborhood. Wally will speak with him.
7:40	Millstone Entrance Wall	Linda Falzetta	John reached out to some people, however, everyone that he has reached out to are far too busy with their own businesses. Linda asked if we wanted to rebuild the wall the same as the other 2 neighborhood walls with the same style or a different style. The board decided to rebuild the wall in the same style as the other neighborhood wall. Mike will research options for rebuilding the wall.
7:45	Letter of Demand to Angel Luis Lopez for Millstone wall damage by Attorney Mark Spence	Doug Lines John Williams	Doug read a letter that Mark Spence sent to Mr. Lopez regarding the damage. Doug will follow up with mark Spence regarding the letter sent and damage. The board is weighing the option of filing a judgment against Mr. Lopez to recuperate the cost of the wall damage. Doug will check in with Mark Spence regarding next steps. We need to get an estimate on the cost of rebuilding the wall. Mike will check into getting an estimate on the wall. Linda also offered to look into getting possible estimates.
8:00	Revision of several ORHA By-laws- Articles	John Williams	1 change-increase membership dues to \$50 a year, increasing from \$35 in order to help preserve property values. Membership meeting would need to approve this change. Residents will want to know what they are paying dues for. Wally made motion to change the section to read that Board Members have the right to set the annual dues. John will work on the language in the by-laws. The board unanimously voted to this change. John proceeded to run through the proposed changes to the By-laws. Charley made a motion to accept all of the changes made to the By-laws. Wally seconded the motion. The changes will be presented to the members at the next membership meeting.
8:20	ORHA liability insurance policy	Doug Lines	\$2500-\$3500 a year to insure board members. John stated that we still needed to find out what kind of organization Oak Ridge is to determine what kind of insurance would be needed. John will look into what kind of organization Oak Ridge is. Doug will look into the insurance matter-costs/coverage etc.
8:30	ORHA bank account funds	Linda Falzetta Annette Guiliani	Linda checked with Wells Fargo-no social security card is needed-only 2 forms of id. Mike motioned to change banks for the HOA account. Wally seconded the motion. Annette asked if we want to continue the account as a checking only or create a savings as well. Should we get a debit card to use for HOA related funds? Linda and Annette will look into getting a debit card linked to the HOA account.
8:45	OHRA purchase of	John Williams	Linda and Annette will look into the purchase. Either

	laptop computer Board approval on welcome letter Board approval on letter to Alex		Annette or Mike will make the purchase. Board approved Welcome letter Board approved Alex letter
	OHRA website		Wally made motion to make an email request to David to turn over all website passwords in order turn over access to the Oak Ridge website. Charley has access to the Oak Ridge Totes and is housing them in her rental property. John offered to store these items in his office for the time being. He will also look through the totes to see if the website passwords are in there before contacting David.
8:55	OHRA membership application Membership drive Community garage sale		Will be brought to next meeting for revision All board members will attempt to increase membership We will check with magnolia estates and see when their garage sale is to see if we can coincide our community garage sale.
9:00	Restrictions committee revisions	Doug Lines	Doug would like to add a written policy into the guidelines that states that in the absences of an actual complaint that the committee may bring to the BOD of a violation that has exceeded 3 consecutive months. John suggested implementing a temporary policy to see how it works. Doug, as well as the board agreed. Wally made a motion to implement this idea. Linda seconded it. The board decided to change this policy to 60 days. The trial policy will last for one year. Doug will type up the policy change and submit to the board for final approval. The board unanimously voted to approve this.
9:15	School rezoning		The HOA will continue to stay informed an up to date on the rezoning issue
9:30	Motion to Adjourn		