

# ORHA Board Meeting Minutes

SSA Conference Room  
955 E. MLK Dr. Suite D Tarpon Springs, FL 34689  
**Date: September 27, 2016**

**BOARD MEMBERS:**

PRESIDENT ( VACANT)	DANIELLE PHILLIPPI, SECRETARY
LINDA GROSSE, VICE-PRESIDENT	ANNETTE GIULIANI, TREASURER
JOHN WILLIAMS, CHAIRMAN	CHARLOTTE WISCHMAN
WALLY MCKINLEY (ABSENT)	MIKE EMANUEL
	ALSO PRESENT-MARK SPENCE, LEGAL VOLUNTEER

**RESTRICTIONS COMMITTEE MEMBERS PRESENT:**

DOUG LINES, CHAIRMAN	
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Meeting Agenda

Time	Subject	Primary	Minutes
7:00	Roll call, approval of Agenda and September 6 Minutes of ORHA Board meeting.	John Williams	Linda made motion to accept minutes and agenda, Annette seconded.
	Update on new bank account and PayPal account	Annette Giuliani	Annette opened a new account at Wells Fargo bank and got the PayPal account straightened out. The account at Sun Trust has been closed. The Pay Pal account has been linked to the Wells Fargo account. Annette will work on updating the paid HOA membership.
	Update on new computer	Linda Falzetta, Mike Emanuel	HOA computer has been purchased. We now also have 2 debit cards and checks linked to the ORHA account. The board will be giving Wally a \$25 gift card.
	Discussion on New Website development	Board	Keep it simple. One section for everyone to see, one closed section for board members only where they can login. Pasco county links are helpful to keep. Want to include county resources, service recommendations among others. Mike volunteered to work on the current website until we decide how to move forward with it. Everyone will look around and see what features of other HOA websites should be incorporated into ours.
7:10	Update on Millstone wall	John Williams/ Mark Spence/Doug Lines	Mark Spence has sent a certified letter the person responsible for damaging the millstone entrance wall. He has received no response. One option is to file a suit for damages. It is unknown if he has insurance or has informed his insurance agency of the incident. It will most likely cost at least \$400-\$500 to locate the person responsible and serve lawsuit papers. It is difficult to determine whether or not there is a strong enough case to spend the money to locate the individual and go through the process. Mike made a motion to stop the process of legally

			<p>trying to obtain reimbursement. Charley seconded it. It may be more beneficial to rebuild the sign and purchase an insurance policy on the sign so that if it were damaged again, it would be insured. After further discussion, it was decided to send a letter to the Florida Highway Patrol asking them to further investigate the incident before a final decision is made. Mark Spence volunteered to write the letter and send it.</p> <p>Doug received a quote from Brick by the Mile Inc. for an estimate to rebuild the damaged brick wall. The estimated cost is \$3755.00. Linda made a motion to accept the bid. Annette seconded it. Decision was made to accept the bid and move forward. HOA membership needs to approve the spending for this. Room availability will be checked on at Trinity Meeting Center for October 25<sup>th</sup> at 7:00. A mailer needs to be created to send to members with agenda items. Annette will get the spreadsheet with membership addresses. Danielle will draft the letter to send to residents. John volunteered to print labels and put the letter through the folding machine. Agenda items-cost to rebuild wall, change to by-laws, membership dues, insurance policies, restrictions committee.</p>
7:50	Update on D & O liability insurance	Doug Lines	\$810/year if paid in full-covers board members other insurance company quoted around \$2000/year John will check with his company's insurance to get another quote.
8:15	New e-mail addresses	Board	Change email addresses to personal emails rather than Oak Ridge email.
8:20	Community Yard Sale	Board	Will be held November 4, 5, 6 <sup>th</sup> . John will get signs will be created
8:35	Lawyer for HOA		Tabled for now
8:40	Restrictions Committee	Doug Lines	Brought up a residence that the restrictions committee would like discussed. Board approved to send a courtesy letter to the residence .
9:00	Motion to adjourn		Mike made a motion to adjourn, Charley seconded it.