

ORHA Annual Meeting Minutes

Trinity Meeting Center
7813 Mitchell Blvd, New Port Richey FL 34655
Date: October 25, 2016

ORHA BOARD MEMBERS:

LINDA GROSSE, VICE-PRESIDENT
DANIELLE PHILLIPPI, SECRETARY

ANNETTE GIULIANI, TREASURER

JOHN WILLIAMS, CHAIRMAN
CHARLEY WISCHMANN, DIRECTOR

MIKE EMANUEL, DIRECTOR
WALLY MCKINLEY, DIRECTOR

Agenda

Time	Subject	Primary	Minutes
7:30	Roll call, approval of Agenda and September 27 th minutes of ORHA Board Meeting.	John Williams	Board members introduced themselves
7:40	Reason for mid-year meeting	Mike Emanuel	Discussed the purpose of our meeting, addressed consulting with attorney, voiced that we need to address the Millstone Wall, amend by-laws Shared that the individual responsible for damaging the Millstone wall has not responded to any inquires to finance rebuilding. Spoke with contractor to rebuild wall for \$3700 for labor, new lettering-\$400, total cost about \$4166 to rebuild
8:00	Treasurers Report	Annette Guiliani	The HOA has switched banks to Wells Fargo. Email. \$347.62 in paypal account \$13,859 in checking account
7:35	Vice-President's Report	Linda Grosse	Discussed the resignation of the president position and how the board is working together to resolve issues. John Williams has been elected Chairperson for now until a President can be

			found.
7:45	Proposal to replace Millstone wall	Doug Lines & Board	<p>Mark Spence has written 2 letters to the individual to replace wall. He also asked the FHP to reopen the investigation. Bricks by the wall-redid Riverside Estates' wall as well as other communities in the area.</p> <p>Question was raised on the background of the builder-Doug Lines has checked into his business</p> <p>A resident brought up the idea of pursuing a judgment against the individual so if he comes into money at a later date, we can retrieve funds.</p> <p>Mark Spence explained the situation. Mike discussed getting an insurance policy for the wall. Board explained that we were going to defer legal action at this time until any further action from FHP is taken.</p> <p>Motion was made to rebuild wall, A member seconded it. 1 against to rebuild wall. Motion passed.</p>
8:00	Proposal to purchase D & O liability insurance	Doug Lines & Board, Mike Emanuel	<p>\$810 liability insurance for board members</p> <p>3 bids were received</p> <p>insurance would protect board members in order to help protect community members</p> <p>member would like to review the oak ridge by-laws</p> <p>walls are built on private property-David Rosin discussed that there has not been 1 lawsuit since the beginning of the HOA. However, it can only take 1 lawsuit to have detrimental</p>

			<p>effects. Mark Spence mentioned that many boards that he has sat on in which have all had liability insurance. Member made motion to use ORHA to purchase insurance. Vote was called for. 4 opposed. Motion passed.</p>
8:15	Membership Dues	Board	<p>Linda explained the reason for the increase in membership dues. Legal expenses are very costly and could drain the account if a large expense is occurred. Members Membership dues will be increased to ?</p> <p>Members would like to know what the new cost would be and what they are receiving in return. Linda explained legal fees, Mike explained building/legal fees. Member explained that there are many small fees that accumulate. A budget needs to be created for members to understand the costs. In order to create a mandatory membership dues every single resident needs to approve. Doug reminded everyone of the Magnolia Estates construction that the HOA sued to construct it properly that costs \$5000 in attorneys' fees. Many residents voiced that they would approve a slight raise in memberships dues but would like to know where the money is going. Residents would also like other residents to pay as well.</p> <p>2 members volunteered to try and recruit new members and voiced ideas to gather new members. Member asked for a non-binding straw vote to raise</p>

			dues to \$50. Majority voted in favor.
8:30	By Laws update	John Williams/Mike Emanuel	<p>Suggested changes: membership will now go to treasurer or membership committee-1 opposed motion passed removal of parliamentarian-3 opposed-motion passed ability of officer to resign-opposed 2 motion passed vacancies of office-motion passed, 0 opposed removal of parliamentarian striking-motion passed if there is not successful election, members will remain in their interim position unless they resign-motion passed changing business to members meeting title-motion passed all appointments are subject to approval by board members-motion passed vice-president duties-will preside at membership meetings in the absence of a president-motion passed President-motion passed \$500-no disbursement of funds will be made without approval of board members-discussion of raising the limit to \$1,000 or \$2,000. Motion was made to oppose change-discussion was discussed motion was made to vote to amend it to \$1,0000 5 opposed, motion passed. vote on to put into effect all changes made to by-laws-motion passed.</p>
9:00	Restrictions Committee	Doug Lines/Mike Emanuel	explained the purpose and guidelines of the restrictions committee

			Doug went through the recent actions of the committee. He explained the proposed change of the 60 day limit.
9:10	Community Improvement Update	Mike Emanuel	<p>School rezoning will be presented to school board and voted on in January. There is a Facebook page is dedicated to rezoning.</p> <p>Storm canals and drains have been cleaned. Duck Slough is still somewhat clogged up due to limited access. Vacant property has been purchased with plans to build a home. Home values are beginning to increase.</p> <p>Plaza/building on 19 will be torn down.</p> <p>Community Yard sale-nov. 4, 5, 6th.</p>
9:15	Discussion on New Website Development	Board	Website already has lots of pertinent information, is being worked on to make it easier to navigate and update with more information
9:20	Motion to adjourn	John Williams	