

# OAK RIDGE HOMEOWNERS ASSOCIATION “ORHA”



Annual Membership Meeting  
Trinity Meeting Center  
7813 Mitchell Blvd, Suite 106  
Trinity, FL 34655  
April 11, 2017  
7:30



Officers:	Board of Directors:
President: John Williams	Mike Emanuel
Vice President: Linda Falzetta-Grosse	Wally McKinley
Treasurer: Annette Guiliani	Charley Wischman
Secretary: Danielle Phillippi	Vacant

## **7:30 pm Call to Order**

### **New Members recognition and welcome – Vice President Linda Falzetta**

New residents were welcomed and introduced themselves. We have quite a few “new” residents who used to live in Oak Ridge and have chosen to return.

### **President’s Comment – President – John Williams**

John also welcomed all residents to the meeting. He noted that it has been a pleasure to serve on the Oak Ridge HOA Board of Directors and now as President. He looks forward to working with the members of the community to help make Oak Ridge an even better place to live.

### **7:35: Treasurers Report – Treasurer – Annette Guiliani**

Annette went through the annual treasure’s report. ORHA’s 2016 opening income amount was \$10,907.00 and closing amount is \$8,846.00. Some expenses include:

- annual sun biz filing fee
- \$3755 Millstone wall expense
- \$333-lettering
- \$107-solar lights

Other expenses include; liability insurance, office supplies/signage, meeting rental location. In order to save money, the HOA chose not to spend any money on gift certificates for this meeting.

Some residents have done some landscaping or have asked about helping with it and the Board would like to reimburse residents to help with landscaping community areas such as the Oak Ridge Walls.

### **7:45 Entrance Wall Reconstruction at Millstone – Mike Emanuel**

Mike showed pictures and walked through the process of rebuilding the wall which was also explained in the newsletter. Due to many factors, ORHA has not been able to be reimbursed the cost of rebuilding the wall from the juvenile individual that damaged it with his car.

### **7:50 By-Laws Revision concerning Legal Ownership names on Property Warranty Deed – Board**

Many properties do not have both spouses/owners names on the deed to the house.

Currently, by-laws only allow for the people listed on the deed to be HOA members. The HOA would like to change this to include members of the household.

Questions that were brought up included Estate trusts, invested interest in trusts, how are we defining homestead interest? Residents worked together with the board to rewrite the by-law. It was decided to rewrite the by law to allow for spouses to become Oak Ridge HOA members and to table the issue of estates until further research can be conducted. A motion was made to vote on this. It was voted on and the motion was passed with one vote against it.

### **8:00 Membership Dues - Board**

HOA membership dues are currently \$35 a year which is very low compared to neighboring communities. John explained the importance of building up a reserve of funds to have when large expenses come up unexpectedly. The repair of the Millstone wall took some funds to cover it and if other issues come up in the future, there may not be enough to cover expenditures. At the previous meeting, the idea of increasing membership dues was brought up and the majority of residents present supported raising dues. The HOA would like to increase yearly dues to \$50 per year per household beginning May 1, 2018. A

motion was made to increase dues, motion was seconded and voted upon and the motion was passed. The website will be updated to reflect these changes.

### **8:15 Restrictions Committee report – Doug Lines**

Introduced present members of the restrictions committee. Explained how to get ahold of the restrictions committee members as well as the resources posted on the OHRA website. Doug explained that 15 courtesy letters had been sent out and as of now, there is only 1 pending case in which the matter is not resolved in a timely manner. If a resident has a complaint, the committee checks out the complaint to make sure it does violate the deed restrictions an/or county code. If yes, residents are given 3 weeks after the courtesy letter is sent out. If the matter is not resolved, then the county is called to become involved. Doug pointed out that the Pasco County Code Enforcer could come out on their own and the restrictions committee may not know about it.

### **8:25 Election of BOD members for new term – Doug Lines**

Elections are staggered every other year. This year, board members are up for re-elections- Mike, Charley, and Wally with an open position as well since John moved from the Board position to the President. Doug opened the floor for nominations. Bill Verheyen nominated himself as well as Steve DeMatos. Bill then withdrew his nomination. A motion was made to close elections and per ORHA by-laws, Danielle cast a vote for each board member. We welcome Steve DeMatos, Mike, Charley and Wally to the Oak Ridge Board of Directors.

### **8:30 Open Discussion**

Will we have a picnic this year? There is interest in having a picnic this year. We will look into having a picnic this year in the fall. Linda asked members to sign up to help plan it. Member asked about coyotes in the neighborhood, residents shared that they have been in the area and to use common sense to be safe-see newsletter for further information regarding coyotes. Question was raised about the paving of the roads and the collective cost of it-can residents gate off a road that has been paid for with collective funds. The answer is yes because the residents officially own that section of the road. It was noted that the roads were beginning to look like they would be needed some repair in the future and how would that be paid for? A resident explained that a road can be classified as either a collector road or a local road. Collector roads-county will pay

local roads-community will pay.

8:40 **Adjourn**

Motion was made to adjourn, motion was seconded.