

# OAK RIDGE HOMEOWNERS ASSOCIATION “ORHA”



Annual Membership Meeting  
Trinity Meeting Center  
7813 Mitchell Blvd, Suite 106  
Trinity, FL 34655  
April 24, 2018  
7:00



## Officers:

President: John Williams

Vice President: Vacant

Treasurer: Annette Guiliani

Secretary: Danielle Phillippi

## Board of Directors:

Mike Emanuel

Wally McKinley

Charley Wischmann

Steve DeMatos

## 7:10 Call to order

### President's Comments

John welcomed and thanked everyone for coming. He is proud of everyone for coming out and supporting our neighborhood and community and making Oak Ridge a better place to live.

### 7:15 New Members Recognition

Mike welcomed new members and will give out welcoming bags at the end of meeting. Shared real estate and home sales of Oak Ridge. Some homes are being flipped and resold after being foreclosed on.

### 7:20 Treasurer's report

Annette shared 2017-2018 report.

Some highlights:

#### *Income:*

\$100.00 advertising revenue

\$3185.00 membership dues

#### *Expenses:*

Legal fees: \$48.64

Liability insurance for board-\$785.00  
Welcome bags-\$196.00  
Postage-\$272.34  
Venue rental-\$120.38

*opening balance: \$8,575.00*  
*ending balance: \$10,125.00*

### **7:30 School Rezoning:**

Annette shared that Longleaf rezoning lawsuit was thrown out and Oak Ridge was originally on the map to be rezoned. Pasco Superintendent changed the map so that Oak Ridge was no longer scheduled to be rezoned. The district will be voting on the new rezoning on May 1st. Right now Oak Ridge is not scheduled to be rezoned but it could come up again. Residents in attendance were in agreement that Oak Ridge should not be rezoned. John brought up the fact that even if you do not have children, to keep up with the news as it will affect property values.

### **7:40 Proposed By-Laws revision:**

Mike shared some reasoning behind the proposed revision of the By-Laws. John shared that some of the By-Laws that were written 36 years ago, do not apply today and are unable to be filled. Oak Ridge HOA is not in compliance due to many obsolete By-Laws.

Question was brought up that the BOD members will be responsible for making the majority of the decisions. Proxy voting was used as an example as well. New By-Laws would have allowed proxy voting to be allowed. Resident shared that it was very disturbing that in 2016 the HOA was almost dissolved. John reiterated that the HOA is a point of contact for any issues with the neighborhood and county. Many things have been resolved and taken care of due to HOA.

Resident asked to clarify about the number of board members. Right now we have 4 officers and 4 Board of Directors. With new By-Laws there will be 7 Board of Directors with equal voting rights. Doug explained that even though the Board has voting rights, major issues will still be brought before the membership and voted on if needed. Steve shared that we would also like to work on increasing membership, especially if legal issues are brought up with all of the construction going on. Doug brought up the flooding issues due to Duck Slough watershed. Resident brought up that Oak Ridge residents enjoy living with limited rules and regulations and he didn't think that the new By-Laws stated that the Board would have the authority to increase restrictions. Doug agreed and explained that the deed restrictions could not be changed. 75% of the homeowners are needed to change the deed restrictions.

### **8:15 Members Vote**

Motion was made to approve the revised By-Laws. Motion by resident was seconded to approve.

25 to approve revised By-Laws

3 to opposed

Motion to approve revised By-Laws passed and By-Laws are changed.

Further discussion:

Resident raised question about changing the By-Laws to change the deed restrictions. Doug and board members explained that Board Members do not have the authority to change Deed Restrictions.

### **Elections**

Doug shared the updated Board of Director voting.

Jeff Fontaine volunteered to run for Board of Directors.

Danielle cast one vote for Steve DeMatos, Mike Emanuel, Annette Guiliani, Wally McKinley, John Williams and Jeff Fontaine. Board members were elected.

### **8:20 Open discussion**

Briefly discussed the new church building/school on Perrine Ranch.

About 25% of the Oak Ridge residents are HOA members.

Resident brought up idea of raising funds when there is a need

**8:30 Motion made to Adjourn. Motion seconded. Meeting adjourned.**