

OAK RIDGE HOMEOWNERS ASSOCIATION “ORHA”

Annual Membership Meeting



Trinity Meeting Center
7813 Mitchell Blvd, Suite 106
Trinity, FL 34655
April 23, 2019 7:30pm



Officers:

President: John Williams
Vice President: Jeff Fontaine
Treasurer: Annette Guiliani
Secretary: Steve DeMatos (absent)

Board of Directors:

Mike Emanuel
Wally McKinley
Charley Wischmann

7:35 Call to order

President's Comments

John welcomed everyone and thanked those who continue to stay involved with the organization and support efforts to ensure Oak Ridge continues to be a great place to live. Concerns over declining membership continue to grow. Question was raised about making membership mandatory. That would require a positive vote by all homeowners.

7:50 New Members Recognition

Mike welcomed the one new member. Welcome bags were available for new members, and will continue to be distributed. Shared past 12 month real estate stats for Oak Ridge, and general observations. Flipping has subsided; more homes have moved to rental market; neighborhood continues to become more diverse with multiple-party ownership in addition to traditional family model.

8:00 Treasurer's report

Annette shared 2018-2019 report.
Some highlights:

Opening Balance 04/23/18	\$10,125.21
Income	\$3,920.00
Expenses	<u>\$2,535.41</u>
Ending Balance 04/23/18	\$11,509.80

Estimated 2019-2020 budget \$3926.25

8:05 Beautification Report

Mike shared that sign lighting thefts halted after steel cages were installed.

Battery powered Christmas Decorations purchased for all entrance walls this year lasted for over a month on one set of batteries and looked great.

Initial landscaping design and maintenance quotes have been rejected by BOD. Prefer to fund volunteer action until reasonable professional services can be found.

8:15 Traffic Sign Program

Mike shared that 4 "Drive Like Your Kids Live Here" yard signs have now been purchased. Idea is to post the sign in your yard for a few weeks, then share with a neighbor, and keep it moving around.

Two signs have been in circulation for over six months. More were available at the meeting for members to put into service.

8:20 ORHA Annual Yard Sale

John shared that we used to be in sync with neighboring associations, but many have moved their dates, or have expanded to spring and fall sales. Members questioned why we try to do three days in a row. Suggestions were made to operate more like neighboring associations and scale back from three days, to a single day Saturday sale. And hold sales bi-annually in spring and fall.

8:30 Restrictions Committee

Restriction Committee chairman Doug Lines provided members with an overview of the program and its success over the past couple of years. At present, no violations are in review by the committee.

8:40 Community updates and open discussion

Mike shared that no major flooding during past years storm season.

Construction explosion of 2017 continues to gobble up land in the Anclote and Duck Slough watersheds. County has been clearing canals, ditches and swales annually but lack of major storms in past two years means that downstream impact of new construction on Oak Ridge is currently unknown.

Social Media discussion. A majority of members present use Nextdoor. Facebook group still not being considered due to potential for negative comments that could affect potential buyers searching for information about the neighborhood.

Lots of concerns voiced about continued growth in area, lack of new schools and probability that we will be fighting another school rezoning issue in the next year or two.

8:50 Motion made to Adjourn. Motion seconded. Meeting adjourned.