

Meeting Minutes Restrictions Committee Orientation

Date: October 3, 2013

Start / Stop	Discussion / Minutes	Name
7:00 – 7:01	Meeting Called to Order	Attendees: Julie Holt, Lisa Gumm, Bipin Parikh, Doug Lines, Chuck Hollweg, Martin Danco Secretary / President: Julie Rosin/David Rosin
7:02 – 7:10	Introductions Purpose of Orientation Meeting By Laws and Covenants Appointing a Chairperson	David Rosin
7:11 – 7:20	<p>Question: Do we have any precedence from previous Restrictions Committees available?</p> <p>Answer: No / the Restrictions Committee is documented in the by-laws as a “standing committee”. Since my tenure as President 2009 there have been insufficient volunteers to staff.</p> <p>Question: Are you aware of a more-recent version of the Oak Ridge Covenants, Conditions and Restrictions (CCR) than what was provided at this meeting?</p> <p>Answer: The association enforces the DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE ORDERLY DEVELOPMENT OF OAK RIDGE SUBDIVISION that were filed in the Pasco County courthouse records in 1976 and revised in 1979. Neither David Rosin nor Doug Lines are aware of any other versions that relate to the Oak Ridge Home Owners Association.</p> <p>Follow up: Julie Holt will get us a copy of what the committee perceives as other versions of deed restrictions applicable to the Oak Ridge Home Owners Association.</p>	Chuck Hollweg Julie Holt
7:21 – 7:31	<p>Discuss the difference between the ORHA position concerning any Deed Restrictions compliance actions by the BOD and the County Code Compliance Service Requests as it relates to our financial and legal means to enforce any violations.</p> <p>Answer: The Code Compliance office has the ability to enforce County Code through the full weight of the county law enforcement and judicial systems; which includes warning, fines and court appearances. The Oak Ridge Home Owners Association’s only avenue for enforcement is legal action. The Association can write a sternly written letter but in reality it</p>	David Rosin Group

	<p>carries zero weight. The cost to the Association of one legal action can far exceed its cash reserves. It is the Association's goal to resolve all restriction violations without legal action and to not duplicate Pasco County Code Compliance efforts. My goal as President is to involve Oak Ridge parcel owners who are in close proximity to the code violator with the Pasco County Service Center request for code compliance review.</p>	
7:31 – 7:42	<p>Explained the Pasco County Code Compliance process for addressing/resolving filed complaints. Within that explanation he included that the proximity of the homeowner filing the complaint to the parcel owner the complaint is against is considered when the County prioritizes the request. He also suggested that the Oak Ridge Restrictions Committee prioritize the issues they want to address.</p> <p>Per David's experience the first action is the Code Compliance officer visits the home and gives a warning. The second visit usually follows 30 days later and sometimes that second visit doesn't happen unless someone continues to contact Code Compliance.</p>	Bipin Parikh
7:43 – 7:46	<p>Expressed concern over having an individual's name on a Code Compliance complaint filed with the County because that person's name is public information and is available to the parcel owner that the complaint was filed against. The County does not allow anonymous complaints. Lisa and others in the group suggested that all compliance complaints be recorded in the Association's name; not an individual.</p>	Lisa Gumm
7:47 – 7:50	<p>Asked for a volunteer to Chair the Restrictions Committee and there were no volunteers. Then asked for nominations to Chair the Restrictions Committee at which point Bipin Parikh nominated Doug Lines. Doug suggested they consider other members.</p>	David Rosin
7:51 – 7:53	<p>Doug Lines accepts position as Chair of Restrictions Committee.</p>	Doug Lines
7:55	<p>Motion to Adjourn</p> <p>Seconded – Meeting Adjourned</p>	<p>Doug Lines</p> <p>David Rosin</p>