

## **Majestic Oaks Homeowner's Meeting**

### **Secretary's Report From April 11, 2019**

The meeting was called to order at 6:30 pm by President Bob Watson in the meeting room of Freedom Branch Library, Ocala Florida. All Board members were present.

Pledge of Allegiance.

**Secretary's Report** - The minutes of the January 10, 2019 meeting and the the minutes of the Informative Meeting on March 14, 2019 were read by Secretary Tom Steggall. There was an addition to ARCs Report. 5269 SW 89<sup>th</sup> – Installation of a 6' Wood Fence was changed to Installation of a 6' Vinyl Fence. Motion made by Lou Bartolomeo, seconded by Herb Zabroski, approved unanimously.

**Treasurer's Report** – The Treasurer's Report was presented by Treasurer Herb Zabroski. There was a balance brought forward of \$43,485.16. The total income was \$18,328.01, with expenses of \$17,435.67. There is a transfer to Money Market Account of \$20,000.00. The checking Account Balance is \$24,377.50. There is a Money Market account balance of \$25,529.02, CD Balance due on 09/02/2019 of \$32,070.73, CD Balance Due on 03/01/2020 of \$30,450.78, CD balance Due on 07/26/2019 of \$25,156.53, CD Balance Due on 10/29/2019 of \$28,085.90, CD Balance Due on 02/11/2020 of 27,000.00, and the CD Balance Due on 03/22/20 of \$12,000.00. The Grand Total is \$204,670.46. There are also Homeowners Assessments prior to 2019 that remain past due on 15 properties with liens of \$3,602.98. A motion to approve was made by Tom Steggall and seconded by Lou Bartolomeo, approved unanimously.

**President's Report** - Bob Watson stated that we had a Management Company come in to describe their services and answer questions. The Board will send out a mailing on voting for this along with with the election of Officers in November.

There are also some Amendments to the Covenants that are being worked on. This will also go out to the Homeowners to be voted on in November.

**Maintenance Report** – Lou Bartolomeo stated that all maintenance projects are up to date at this point.

**ARC Report** – Due to the Registration of Tony Lepordo, Lou Bartolomeo presented the ARC Report. The following five ARCs were presented:

- 5801 SW 86<sup>th</sup> Ln - Paint Outside of Home Gray
- 5361 SW 86<sup>th</sup> Ln - Resurface Stain of Driveway
- 5690 SW 88<sup>th</sup> Pl - Paint Outside of Home and Trim Gray
- 5430 SW 81<sup>st</sup> St.- Vinyl Fence
- 5626 SW 88<sup>th</sup> Pl - Paint Outside of Home Gray with White Trim
- 5571 SW 86<sup>th</sup> Pl - Replace Roof

Motion made by Bob Watson, seconded by Lou Bartolomeo, motion unanimously.

**Violations Report** – Lou Bartolomeo reported that approximate 30 violations that have been written with 23 written over parking on the grass.

**Old Business** - Lou Bartolomeo talked to the people of the Road Commission in regards to putting in a flashing yellow light near 60<sup>th</sup> and 86<sup>th</sup>. The answer to this was no, they would take it down. A motion was made by Lou Bartolomeo to except, seconded by Herb Zabroski, approved unanimously.

**New Business** – Tom Steggall reported that there have been two companies soliciting business by going door to door, Community Approved Tree and Landscaping LLC, and one to sell water softeners. There are signs at our community entrances saying No Soliciting. All are urged to NOT do business with companies that go door to door. It was also noted that no member of the Board of Majestic Oaks has ever or will ever recommended a contractor to do any work on your property.

All are urged for safety sake to make sure that blinds are closed, both in the front of homes as well as those in the back. Due to the fact that Majestic Oaks is woefully lacking for street lights, for safety sake turn on your yard and garage lights to protect homes and cars.

A motion was made by Lou Bartolomeo, seconded by Herb Zabroski to remove Community Approved Tree and Landscaping LLC from Majestic Oaks, approved unanimously.

Lou Bartolomeo reported on The Park idea . This will entail adding 6 poles with flags surrounding the American Flag. This would require some tree trimming and installing some mountings for polls with the help of volunteers. An estimated cost for materials and labor would be around \$2270.00.

Motion to construct was made be Herb Zabroski, seconded by Tom Steggall, approved unanimously.

**Adjournment** - Motion to Adjourn was made by Herb Zabroski, seconded by Lou Bartolomeo, approved unanimously.