

Majestic Oaks Homeowner's Meeting

Secretary's Report From January 10, 2019

The Meeting was called to order at 6:30 pm by President Bob Watson in the meeting room of the Library. All board members were present.

Pledge of Allegiance.

Secretary's Report - The minutes for the January 10, 2019 board meeting were read by Secretary Tom Steggall. The minutes were approved unanimously.

Treasurer's Report - The Treasurer's Report was presented by Treasurer Herb Zabroski. There was a balance brought forward of \$8,252.40. The total monthly income was \$47,846.00, with expenses of \$12,613.24. The Checking Account balance is \$43,485.16. There is a Money Market account balance of \$44,527.91, CD Balance Due on 09/02/2019 of \$32,070.73, CD Balance Due on 02/20/2019 of \$30,000.00, CD Balance Due on 07/26/2019 of \$25,156.53, and the CD Balance Due on 10/29/2019 of \$28,085.90, for a grand total of \$203,326.23. There are also Homeowners Assessments prior to 2019 that remain past due on 18 properties with liens of \$4,206.45. The minutes were approved unanimously.

President's Report - Bob Watson stated that the Covenant Violations group will begin making inspections of Majestic Oaks for Non Compliance. Some of the items Inspectors will be looking for are: Garbage cans stored in view of the street, cars parked in the Conservation Area on the grass, fences installed without an ACR approval, mail boxes that have not been kept in correct repair, storage of various items on the sides of houses, lawn not edged at the street and trimmings blown into the street. All automobiles must have current tags, and no auto repairs will be allowed other than those noted in the Covenants. Renters will be held accountable to obey the Covenants this year. The minutes were approved unanimously.

Maintenance Report - Lou Bartolomeo reported that there have been some new Street sign put on on 54th Court. A new light censor has been replaced at 86th and 60th. There have been two complaints concerning moles coming onto properties from retention ponds. The home owners want the Association to get rid of them. The Board will not be responsible for getting rid of moles.

ARC Report - Tony Lepordo had two ARC's to report.

5651 SW 88th Replace existing white fence.

5395 SW 81st 6' Fence to be installed.

Motion made by Tom Steggall, seconded by Herb Zabroski, approved unanimous

Old Business - Lou Bartolomeo has contacted two Manage Companies to come and speak to us . They are: Century 20 and Century Properties Managers. Due to the interest of Management Companies, a larger place for the meeting will be needed. The next meeting will be held at the Marion County Sheriffs Department on West 200.

Concerning a traffic light on 60 so that residents may come in and out of Majestic Oaks, these ideas were suggested ideas: No light on 89th street, a right turn only on 86th and then a U-turn at the next light/corner north. A motion was made by Herb Zabroski and seconded by Tony Lepordo, approved unanimously.

New Business - Bob Watson stated the Covenants will be going out of date in July of 2019. The attorney has been contacted to do the paperwork for the State of Florida to bring the Covenants up to date and have then reinstated before July.

Update on the amount per fine will be placed in The Gazette, and on the Majestic Oaks Web Sight as to the procedure on how Notices and Fine will be carried out. The procedure on how Fines can be contested will also be published.

A Letter of Complaint was read concerning a Renter on 86th who was doing Auto repair on private property. Photographs were taken of the property and sent to the Attorney with the intent to Evict the Renter from the property. The Attorney fees would be place on the Renter for payment. A motion was made by Herb Zabroski and seconded by Tony Lepordo, approved unanimously.

The Grievance Board/Covenant Fining Committee will consist of A.J Bolla, Gary Paveliach, and Peter Reynolds. Sherri Zabroski will be in charge of The Gazette. Gazette delivery will consist of Peggy, Betty, Debbie, and Connie. The Welcoming Committee will be Sherri Zabroski and Connie Bartolomeo. A motion was made by Tony Lepordo and seconded Herb Zabroski, approved unanimously.

Adjournment - A motion was made by Herb Zabroski and seconded by Tony Lepordo, approved unanimously.