

# Majestic Oaks Homeowner Assn. Agenda – April 14, 2014

Call to Order – 6:30 PM

Call for Additions to agenda – approve agenda

Secretary Report – Reading/approval of Mar 2014 Minutes

Treasurer Report – Financials, collections/liens, foreclosures

President Report – Committee's status

VP Report – Landscaping & Common Areas

Director Report – Compliance committee status, Architectural Change Request's

## **MOHA BUSINESS ITEMS**

**Old Business:** (Homeowner comments)

Covenant compliance

Section 4 Roads

Bradford Farms zoning for Planned Unit Development

86<sup>th</sup> & 60<sup>th</sup> Ave Street Entrance

**Action Items:** None pending

**New Business:** (Homeowner comments)

Adjourn Meeting

Footnote: As a meeting courtesy to those in attendance; when addressing the board and meeting members please provide your full name so all can know who is speaking from our community.

## Presidents Report April 14<sup>th</sup> 2014

The month of March was fairly quiet as the community was informed about the covenant compliance needs being addressed by a number of homeowners stepping up and volunteering to perform the property inspection portion of the program. These volunteers properly responded to the board letter to all homeowners asking for volunteers to identify themselves prior to the March meeting so the board could make a proper business decision at the meeting. The community was given 6 weeks to respond from the January 30<sup>th</sup> receipt of the letter until the March 10<sup>th</sup> meeting. The business decision to either contract with a professional property inspector because no volunteers from Majestic Oaks were willing or to build a self managed covenant compliance program from within; was the major decision the board faced last month.

The covenant compliance committee was tasked with developing their operating guidelines to ensure they would be accomplishing similar actions to that of the proposed service contract. The association covenants contain the property guidelines but the committee would need to define the general methods of how they will operate such as how many times per month for inspections, how they handle the violation notices and the monthly reports to the board of their actions, etc... They were tasked to have guidelines in writing and inform the board within 30 days from being appointed to assure the community of a functioning committee. Those will be addressed under Old Business. Notice of the initial focus areas to be looked at by the committee was provided in the March Gazette newsletter.

The covenant revision committee was also appointed at the March meeting and announced in the March Gazette newsletter. The committee inquired to the board as to the required notice for their committee meetings. There was a differing interpretation of FL Statute 720 as to the level of notice required and I informed the committee that we would obtain a clarification from the association attorney so all parties are working to the correct requirement. The clarification provided by the attorney to the board and committee was a direct reference in 720.303 (2) (a) and covered by her simple statement that the committee reference to 720.303 (2) (c) 2. was incorrect and only applicable to board meetings and not committee meetings. The 14 day notice to all owners is only applicable if a committee was expending funds or making decisions on architectural issues. The committee chair was fully informed of the clarification by me as President.

I have received several phone calls from residents with concerns about violations for vehicles parking on yards and I informed them about the coming program that should begin in April. I asked their patience as the inspections begin. All were pleased to have something being done about property appearances.

The newsletter box at the Gatehouse entrance of 54<sup>th</sup> Court appears to have been pulled down on the very day that newsletters were posted to the box. There were no signs of tire tracks where someone ran up the curb by accident. There was sufficient metal left supporting the brace the box was mounted on, but it was a clean tear apparent on the brace. It is a sad assumption that someone would go to that length to try and deny others access to their newsletter. The post was replaced that same day to afford our owners access to their newsletter.

Vice President's Report: April 14, 2014 George Fisher

The mowing and landscaping contractor, Synergy, start up-date was April 1. They started right off mowing at the entrances and retention ponds. There was a need to get a feel of the time required and the crew sizes. Trimming was done along 60<sup>th</sup> Avenue to improve visibility looking to oncoming traffic from the south at 86<sup>th</sup> Place. The cooperation of the residents along 59<sup>th</sup> Terrace was commendable. Pictures were taken to pinpoint problem areas.

Electrical work continues on the entrance wall lights and fixtures. As the bulbs fail, and the fixtures, replacement units will be LEDs. This will provide longer life and reduced power costs.

The Gopher Guy has been working throughout the development in the ponds and along the entrance ways to eliminate the gophers. The sand piles created by these gophers are unsightly and create mowing problems. Seven gophers were destroyed.

Two foreclosure lots were mowed and others will be done when required.

New signs with the Majestic Oaks logo with the deed restriction notation have been installed at six entrances.

*Majestic Oaks Homeowner's Association of Ocala*

**Covenant Compliance Committee  
April 2014 Report**

The members of the committee met twice in the past thirty ( 30) days. Bob Watson was selected Chairperson. The covenants have been reviewed by all members. The Covenant compliance procedure has been identified as stated in Section IX of the Majestic Oaks Policies and Procedures( change dated July 7, 2005).

The committee proposes the attached Charter, violation procedure, and possible violation notice for the Board of Directors to review. Attached you will also find the minutes of the March 25, 2014 and March 31, 2014 meetings. If the proposal is approved, the committee plans to begin Covenant compliance action on April 15, 2014, the day after the April 2014 Board of Directors meeting.