

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

Call to Order – 6:30 PM

Call for Additions to agenda – approve agenda

Secretary Report – Reading/approval of June 2014 Minutes

Treasurer Report – Financials, collections/liens, foreclosures

President Report – Association status

VP Report – None

Director Report – Covenant Compliance, Architectural Change Request's

## **MOHA BUSINESS ITEMS**

### **Old Business:** (Homeowner comments)

Covenant compliance issues – committee appointments—Bruce Ralston and Sherrie Jordan

Section 4 Roads - research status

60<sup>th</sup> Ave Berm issues – ground cover

### **Action Items:** None

### **New Business:** (Homeowner comments)

Covenant Review committee

Research cost to setup and manage an official website for MOHOA

Synergy yard recognition signs

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.

## President's Report – July 14, 2014

June was a productive month with the continued development of the covenant enforcement program. The effects of having a program are beginning to show as community appearance is looking good and the not so good conditions are being addressed. I have received a number of calls and emails from owners with specific issue and those were directed to Herb on the board for pass along to the committee for action. Complaints ranged from vehicle parking, yard landscaping, vacant lots, and animal issues. The focus on driveways and roofs has produced a needed appearance improvements. Positive comments from owners are beginning to come in also.

I have continued the quest for actual documentation on the transfer of section 4 roads with numerous calls to Marion Co. Zoning, Codes office and the Land Development office. I am making slow progress and there are some irregularities in the document trail with the county. I'm awaiting a letter with a county opinion on ownership responsibility. Have also conferred with Assn. attorney on actions to approach the original attorney who drew up many of the documents in the past. We are being cautious to avoid any opportunity for alerting developer until we discover if they still have ownership.

I have initiated discussion with our HOA insurance agent to see if there are any actions we can take to achieve a decrease in the HOA insurance costs that are based our previous history since we are categorized as a "risk" association. We will continue efforts on this issue.

Our covenants cover vehicle parking on property lots and common grounds but there is also street parking issues in MOHA. I am researching the county regulations for parking on streets on the "Right of Way". Once we know the correct guidance we will publicize it to our community and enable our owners to get proper action by the counties Sheriff's office.

Majestic Oaks Homeowners Association of Ocala, Inc.

**Covenant Compliance Committee  
June 2014 Report**

The Covenant Compliance committee has the following information from June 2014 to report:

The committee met on June 20, 2014. The committee's draft of the First Official Violation letter was compiled and submitted to the Board of Directors (BOD) for approval on June 24th. As of June 30th, committee members were awaiting changes or approval of the First Official Violation letter from the BOD.

Additional volunteers for the committee were identified and were submitted to the Board of Directors for approval.

The violation statistics for June, as well as total violations since April 2014 are as follows:

<u><b>VIOLATION</b></u>	<u><b>JUNE</b></u>	<u><b>TOTAL</b></u>
Lawns, Weeds, Edging	5	21
Mildew on Roof	4	57
Driveway maintenance	5	12
Mailbox( paint, replacement, wrong color)	4	5
Other:		
Vacant lot maintenance	1	6
Overnight grass parking	2	5
Trailers parked in driveway/grass	3	3

The total expenses for the committee for June were \$13.72 for postage stamps. The June Expense report is attached. Of note, the expenses for July are anticipated to significantly increase due to the cost of Certified Mail/ Return receipt for the First Official Violation notices, as per proper protocol.

The committee plans continued covenant compliance surveys, re-inspections for resolution of identified issues, and mailings of Official Violation letters to homeowners with unresolved covenant compliance issues.

# **Majestic Oaks Homeowner's Association of Ocala**

## **Covenant Compliance Committee**

### **Minutes**

Meeting was held on June 20, 2014 at Freedom Library.

In attendance were committee members Lou Bartolomeo, A.J. Bolla, Susan Harris, Bob Watson. Herb Zabroski- BOD member.

- Discussed Committee's treasury fund balance. Received receipt for postage for reimbursement.
- Ideas for First Official letter for covenant violations were compiled. When typed letter is approved by the committee, it will be submitted to the BOD for approval.
- Clarified the areas of coverage by each committee team.
- Agreed on division of mailing tasks among committee members.
- Agreed homeowner should communicate, in writing, the plan to address violation remedy if it will be longer than 30 days before issue is fixed. Completion time frame should be stated in that plan.
- Specific property issues were discussed and next step identified/clarified.
- Agreed issues that can be seen from the street should be subject to violation ( ie. Issues on the side of a house/roof/yard.)
- Additional volunteers for this committee need to contact Herb Zabroski prior to the next BOD meeting.

Meeting adjourned.