

# Majestic Oaks Homeowner Assn. Agenda – June 9, 2014

Call to Order – 6:30 PM

Call for Additions to agenda – approve agenda

Secretary Report – Reading/approval of April 2014 Minutes

Treasurer Report – Financials, collections/liens, foreclosures

President Report – Association status

VP Report – Landscaping & Common Areas

Director Report – Compliance committee, 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 - close

**Action Items:** Attorney Ltr to McKay

**New Business:** (Homeowner comments)

Covenant Review committee

Marion County water & fire hydrants

60<sup>th</sup> Ave Berm issues

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 Report June 9, 2014

April & May have been fairly quite months with several conversations with Herb as the compliance committee progresses with their inspections and reporting procedures. They have been active and they have been received well by our residents. They are working to be fair and consistent. What they are looking at has been highlighted each month in the Gazette. What they have been encountering will be covered in their monthly report to the board. Their actions are for the benefit of our community and its appearance.

The county has held two meeting concerning them acquiring the water system and we all have received the notices of water rates. Windstream was a private company and the county has their different operating costs as we will see by the rate schedules. We will all need to adjust to the increased cost of water since there is no alternative. We will be getting fire hydrants in Majestic Oaks at no specific costs to us. The blue lines and caps now being identified and marked by the county are the hydrant lines and that's what's going on there.

## VP Report June 9, 2014

April and May landscaping activities were spent overseeing the new contractor. The berm at 60<sup>th</sup> Ave is an ongoing concern and some problems were encountered. While our new landscaper had good intentions, they had a few miscues cutting on the steeper portions of the berm. We received a notice from a homeowner that they had "scalped" a portion of their yard at the top of berm. There are portions of the berm that are turning to sand pits and being torn up by the machines. We have instructed them to stay off the steep berm parts until we find a solution and it will also eliminate upsetting the homeowners.

We are looking at possible ground cover solutions that need little water or maintenance. There is no irrigation on that portion of the berm so that complicates the solutions.

We are experiencing some inconsiderate behavior on the part of residents by dumping their yard waste trimmings on the common property by the retention ponds. This is very inconsiderate to adjacent homeowners and an overall disrespect to our community.

All majestic Oaks entrances have been mulched and plantings completed in a timely manner and in one time period.

The gopher population seems to be under control at this time.

## April Covenants Compliance Committee report of activities.

April 10, 2014

Meeting at the flag pole by the committee. Methods of investigations and team areas were approved. Discussed the documents that the committee wanted to have for investigations and approved asking the board for documents.

April 14, 2014

During the board meeting the committee chair requested the board to provide documents; bylaws, covenants, and violation forms which was approved and the treasurer was directed to order them. The committee chairperson and committee secretary were documented in the meeting minutes. There were approved covenants compliance grace periods approved for the community. Covenant Compliance Committee Plan and Process for Addressing Covenant Compliance Issues were delivered to the board.

April 15, 2014

Committee meeting at the Freedom Library. Discussed areas of investigation and the teams to decide which areas would be there responsibility.

April 25, 2014

Flagpole meeting. Received the requested committee documents for the teams and divided the documents for each team to move forward.

April 28, 2014

Team issued 14 violations in area four, of which 13 were mildew on roofs, and one was for weeds and lawn cutting required.

May 2, 2014

Team inspected area four and had two violations for roof mildew and one for weeds before being rained out.

May 6, 2014

The team inspected 21 in area two and three and had 21 roof and driveway violations.

From April 28th through May 6th there were 55 inspections completed with violations either being dealt with the homeowner or mailed to homeowners.

Covenant Compliance Committee

**Majestic Oaks Homeowners Association of Ocala, FL**

**Covenant Compliance Committee  
May 2014 Report**

The committee continued to survey the homes and properties of Majestic Oaks in May with focus on lawn maintenance, roof and driveway cleaning, mailbox maintenance, improper parking of vehicles. The teams are adding focus to issues of improper parking of RV's and utility trailers. The teams are also observing for resolution of issues that were provided a notice of possible violation over 30 days ago.

The statistics for May are as follows:

Possible violation notices issued	38
Number of days M.O. Surveyed	4
Number of issues resolved	not available at time of this report

\*Note- The April statistics provided for the May BOD reporting included the first week of May. Therefore, the May statistics are tallied for May 8-31. Future reporting for the BOD can now be calculated by full calendar month ( 1-30/31).

The committee plans to continue to meet at least once per month and survey their areas at least twice per month.