

# THE GAZETTE

## MAJESTIC OAKS HOMEOWNERS ASSOCIATION OF OCALA, INC.

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The official newsletter Vol. 17, No. 1, Whole number 141  
Ocala, Florida, January, 2015

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Herb Zabroski, President....509-3026  
Bob Watson, Secretary.....291-1312  
George Dantos, Director.....426-7443

Dan Sharp, VP & Treasurer.... 561-789-2002  
Lee Holtman, Director...706 799-5932

### **PRESIDENT'S MESSAGE**

A warm hello to all our homeowners and wishes for a healthy and happy 2015!

It was really nice to see a few more people attend the January Board meeting, but we'd enjoy more participation by homeowners. This is your community and your input and involvement is important to keep our community a desirable place to live and raise a family. Your Board is made up of homeowners who volunteer their time, but we need your help! We are inviting homeowners to volunteer a bit of your time on committees that will serve to build a better community.

The following committees need volunteers:

- Covenants Rewrite Committee
- Covenants Grievance Committee
- Covenants Compliance Committee
- Section Four Roads Committee
- Landscape/Flower Committee
- Other Committees as needed

Please contact me if you wish to volunteer for any of these committees.

Parking has once again become an issue, so as a reminder to all Majestic Oaks residents, long term and overnight parking of any vehicles on the streets of Majestic Oaks is prohibited by Marion County and enforceable by calling the Sheriff's office. This type of parking violates the county's Right of Way Ordinance 13-20 S 2, Section 2.22.1, which prohibits parking without a permit and is not a short term contractor providing services. The county will not issue such a permit for streets within a community. It is suggested that if you call regarding a parking violation issue, you should reference this statute to the dispatcher and also to the deputies when they arrive if you have contact with them. By informing the

dispatcher of the specific statute, you should not have any further involvement, which makes it more favorable to report these types of violations in the community.

Furthermore, there is to be no parking of commercial vehicles overnight, campers or other vehicles parked in yards overnight unless a justifiable special variance has been obtained from the Board of Directors prior to parking.

Just a reminder to all Majestic Oaks residents, all Covenants and By-Laws will be enforced by the Board of Directors.

## **BOARD BUSINESS**

Accompanying this Gazette are two recorded amended Articles that were originally voted on by homeowners in 2009, but were not properly recorded.

The current Board, in a vote of 3 for and 2 against, elected to record the Articles voted on by the homeowners in 2009. The Articles were recorded in Marion County Recorder's Office on January 5, 2015.

Board functions for Directors and Committees:

**Assessment Fees, Collections, Property Liens or Estoppels** - Information or responses on financial transactions concerning the HOA are handled by the Treasurer. Board contact for these issues - Dan Sharp 561-789-2002

**Covenant Compliance & Committee Oversight** - Committee is comprised of volunteer homeowners performing property inspections and notifying owners of violations. Board contact for issues concerning HOA Covenant Compliance - Herb Zabroski 352-509-3026

**Architectural/Landscape Change Request (ACR)** - Approval requirements for specific changes, additions, or modifications to property. Architectural/Landscape Change Request form is available on the HOA web site for downloading. Board contact for questions, assistance, and forms submittal - George Dantos 352-873-6374

**Landscaping & Common Area Maintenance** - Mowing, plantings and vegetation control on HOA common areas; watering and lighting for HOA property; drainage and gopher control issues on HOA property. Board contact for these issues - Lee Holtman 706-799-5932

**Majestic Oaks Web Site** - Information and postings of HOA documents, Gazette, meeting minutes and financial information. Board contact for information or assistance - Lee Holtman 706-799-5932

MAJESTIC OAKS HOMEOWNERS ASSOCIATION, OCALA, FLA.

12/15/14-1/1=5./15

Checkbook Balance brought forward	\$	1,280.17
Income		
Assessments	\$	37,555.00
Estoples	\$	450.00
Total Income	\$	39,285.17
Expenses		
Landscaping (trim 3 palm trees)	\$	(1,825.00)
Lawn Maint & Landscape		
Fence Maint. & Paint	\$	(900.00)
Electric	\$	(952.03)
Water	\$	(439.46)
Printing	\$	(350.37)
Attorney Fees (Election)	\$	(1,117.94)
Total Expenses	\$	(5,584.80)
Checkbook balance as of 1/5/15	\$	33,700.37

Majestic Oaks Homeowner Association of Ocala Florida, Inc.

By-Laws Of Majestic Oaks

Amendment



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO  
DATE: 01/05/2015 10:39:29 AM  
FILE #: 2015000258 OR BK 6149 PG 435  
REC FEES: \$10.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

"ARTICLE THREE

Section 15. Powers

The Board of Directors shall be responsible for the affairs of the Association and shall have all the powers and duty necessary for the administration of the Association affairs and as provided by law. However, the Homeowner Association, and not the Board of Directors, shall have the sole responsibility for approving a contract for a Management Company to manage the affairs of Majestic Oaks Homeowners Association Inc. The approval must be 50%+1 of the lot owners of record. All Lots/Homes in foreclosure will be subtracted from the total Lots/Homes available for this vote.

The President is the presiding officer of the assembly either of a General Meeting of the Association or a meeting of the Association Board of Directors. In addition the President is the Chief Executive Officer and will execute contracts and other documents in the name of the Association as its Agent. He is expressly excluded as an ex-officio member of the nominating committee. Without limiting the generality of the foregoing, the Board of Directors shall have that upon approval of an annual budget, to mail a copy of it to each Owner before the Annual meeting in December of each year. Additionally, the Board shall see to the keeping of proper accounts of the Association's financial records and accounts shall be kept on a calendar or fiscal year basis which ever serves the Association needs, and financial statements shall be compiled and made available as required by law. The Association's financial records shall be subject to annual review in accordance with generally acceptable accounting principals."

By:


  
H. Zabroski

President, Majestic Oaks Homeowners Association of Ocala, Florida, Inc.  
PO Box 771071, Ocala FL., 34476

Date: 1-5-2015



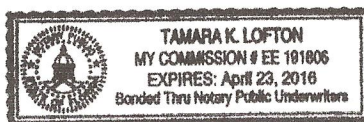
ATTEST:

  
Robert H. Watson, Jr.

Secretary, Majestic Oaks Homeowners Association of Ocala, Florida, Inc.

Date: 1-5-2015

NOTARY PUBLIC



Majestic Oaks Homeowner Association of Ocala Florida, Inc.

Declaration of Covenants

Amendment



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO  
DATE: 01/05/2015 09:52:31 AM  
FILE #: 2015000204 OR BK 6149 PG 270  
REC FEES: \$10.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

"Article 1: USE RESTRICTIONS

Section 1.9 Animal Restrictions

No vicious animal shall be kept or maintained on any Lot. Only conventional household pets (dogs and cats) and no more than a total of three (3) shall be allowed in any household. These pets shall not constitute a hazard, nuisance or annoyance to the neighborhood. Such permitted pets shall be kept on the Owner's Lot and shall not be allowed off the premises of the Owner's Lot except under restraint and in the company of the Owner or a member of the Owner's family or a person designated by the owner as so stated by County Code. Each Owner shall be responsible for cleaning up and proper disposing of all fecal matter deposited by that Owner's pets. Common areas and road right-of-ways shall not be used as dog or pet runs."

By:

Date: 1-5-2015

H. Zabroski

President, Majestic Oaks Homeowners Association of Ocala, Florida, Inc.

PO Box 771071, Ocala, FL 34476



ATTEST:

Date 1-5-2015

Robert H. Watson, Jr.

Secretary, Majestic Oaks Homeowners Association of Ocala, Florida, Inc.

NOTARY PUBLIC

