# THE GAZETTE MAJESTIC OAKS HOMEOWNERS ASSOCIATION OF OCALA, INC.

# The official newsletter Vol. 17, No. 8, Whole number 148 Ocala, Florida, December 7, 2015

Herb Zabroski, President	509-3026	Dan Sharp, Vice President	561-789-2002
Bob Watson, Secretary	.291-1512	Ann Ivone, Treasurer	237-6259
George Dantos, Director	426-7443		

#### PRESIDENT'S MESSAGE

The Annual Election Meeting was held at The Crossroads Church on November 30, 2015. The doors opened to the homeowners for voting at 6:00 pm and voting ceased at 7:30 pm, at which time the ballots were then counted.

A total of 193 validated ballots were received; 183 ballots with votes, 6 ballots with no votes, and 4 votes were voided. The total of 189 valid ballots satisfied the 179 vote requirement for a quorum. There were a number of ballots that had only one person selected, which I think was a misunderstanding. Some of the homeowners may have thought they could only vote for one person.

The voting results were: Herb Zabroski 156 votes, Ann Ivone 144 votes, Lee Holtman 1 vote.

The Directors held an Organizational Meeting directly after the election. Director Ann Ivone suggested that each director accept the following positions and forego a closed ballot, which was agreed to by all. The new Board of Directors for 2016 is listed above the President's Message on this page.

Our next Board of Directors Meeting will take place on January 14, 2016 at the Freedom Library. The Board will need to discuss and appoint committees, which are as follows (with an ideal number of participants):

Covenant Compliance Committee (6)
Covenant Rewrite Committee (2 or 3)
Covenant Grievance Committee (3)
Majestic Oaks Welcoming Committee (3 or 4)

The following dates and locations have been confirmed for Board of Directors Meetings:

January 14, 2016	6:30 pm	Freedom Library
February 11, 2016	6:30 pm	Freedom Library
March 16, 2016	6:30 pm	Sheriff's Station on SR 200
April 14, 2016	6:30 pm	Freedom Library
May 12, 2016	6:30 pm	Freedom Library

#### **Bobcat and Coyote Alert!**

Around December 1, a neighbor on SW 86th Place took pictures of a bobcat in a fellow neighbor's yard. There have also been coyotes on the streets and in yards during the early morning hours. Please take care to watch your pets very closely so they are not taken by either a bobcat or a coyote.



#### **2016 Annual Assessments**

I would like to extend a friendly reminder to all homeowners of Majestic Oaks that the Annual Assessments are due January 15, 2016. If you haven't had the opportunity to remit your annual assessment, please do so before January 15 to avoid late fees. Thank you!



# Season's Greetings To All From the Board of Directors

Whether you celebrate Christmas, Hanukkah, Kwanzaa, another holiday or none at all, we wish you a safe, happy and healthy season with family and friends. We also hope you all enjoy a New Year filled with good health, happiness, peace and the realization of all your dreams!

#### Note from the Editor...

Many of our homeowners have hobby interests that keep them active. It was thought that others in our community might like to know about these hobbies, so I've created the **Hobby Corner** to bring this information to others who might like to learn more, and possibly join in.

If you have a hobby interest you'd like others in our community to know about, please submit your article idea, along with clear photos (in original jpg format) to the Editor, Shari Zabroski — <a href="mailto:saz0501@cox.net">saz0501@cox.net</a> by the first of each month. Only articles for hobbies that are suitable for a family oriented community can be considered.

Our Hobby Corner article will be posted following all regular business in each Gazette. Please see the next page for this month's article, submitted by Tony Ivone.

## HOBBY CORNER

### **Art Library Display Of Highly Detailed Models**

Majestic Oaks is a diversified community, many residents are retired, or working, the age group is senior to infant. Within this group we have resident artists. Some of these artists have an extraordinary talent in building models of subjects that range from century's BC to the present. IPMS Ocala currently has a display at the Main Library of Sailing Ships, Aircraft, Ships, Cars, and other subjects.

The object is to build the model exactly like the original through in-depth research and artistic skill. The tools required to accomplish this is long and varied. Come and visit the work of these artists. Yes, the 3 real Christopher Columbus ships do fit in the Children's Reading Room. Come and take a look. If you are interested in becoming a builder, we do have a class that is geared for you. Bring the youngsters, they may become interested in model making and that would get them away from the computer. Contact Tony Ivone at 237-6259 or e-mail <a href="mailto:anntony112470@gmail.com">anntony112470@gmail.com</a> for more information and additional pictures on this enjoyable hobby.







# MAJESTIC OAKS HOMEOWNERS ASSOCIATION, OCALA, FLA. FINANCIAL REPORT 10/9/15 thru 11/12/15

Checkbook Balance brought forward Income			\$ 5,583.84
Assessments	\$	12,116.94	
Estoppels	\$	600.00	
Total Income			\$ 12,716.94
Expenses			
SECO Electric	\$	(1,828.08)	
Ocoos Website for Sept & Oct.	\$	(70.00)	
Marion County Utilities - Water	\$	(184.12)	
C & S Lawn Care for Sept plus Extra Property	\$	(1,908.33)	
Pip Printing	\$ \$	(678.58)	
Gopher Guy	\$	(100.00)	
Clerk of Court Lien filing and releases	\$	(60.00)	
Inspectiion Certificate for Retention Ponds	\$	(455.00)	
Property Taxes	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	(44.55)	
Attorney Fees	\$	(1,912.50)	
New Doors for Guard House	\$	(1,318.91)	
Postage for Election Mailing	\$	(588.00)	
Ann Ivone - Office Supplies	\$	(15.36)	
2015 Tax Preparation	\$	(150.00)	
2015 Tax Payment to IRS	\$	(106.00)	
Certified Mail for Taxes	\$	(6.74)	
Total Expenses	*	(0)	\$ (9,426.17)
Remaining Balance in Checking Account			\$ 8,874.61
Money Market Account Balance	\$	79,249.70	
CD Balance at maturity	\$	31,783.39	
CD Balance to date (matures 2/11/17)	\$	25,086.70	

<sup>17</sup> Homeowners are in arrears for previous years