

THE GAZETTE

MAJESTIC OAKS HOMEOWNERS ASSOCIATION OF OCALA, INC.

The official newsletter Vol. 20, No. 6, Whole number 166
Ocala, Florida, September 20, 2018

Bob Watson, President352-291-1512
Tom Stegall, Secretary.....352-502-6025
Tony Lepordo, Director.....352-425-7339

Lou Bartolomeo, Vice President.....352-871-3484
Robert Gordon, Treasurer.....203-499-7686
A.J. Bolla, Director.....352-425-1177

Yard Sale

A community wide yard sale with Bent Tree will be conducted on October 6, 2018, 8:00 am through 2:00 pm, weather permitting. The back up date in case of rain will be October 13, 2018. Please remember to remove any posted signs at the conclusion of the yard sale. Make this a banner sale for homeowners!



Election of Board of Directors

Election time is just around the corner. The election procedure is defined in our By-Laws, which states that all homeowners are eligible to be candidates for the Board of Directors. The only restriction in eligibility is that each homeowner be current in all financial obligations (Annual fees) and may not have any outstanding violations of the Covenants, By-Laws or Articles of Incorporation. The Board member will be Louie Bartolomeo as Chairperson and Susan Lomax will be the Election Coordinator.

All candidates' Bios should be mailed to the MOHOA Election Chairperson at P.O. Box 773554, Ocala, FL 34477. We are planning the Meet the Candidates night on October 11th at 6:30 pm at Freedom Library. Anyone interested in helping with the election should contact Louie Bartolomeo at 352-871-3484. We need volunteers to help with the registering and counting the ballots. **Please volunteer!**

School Safety

Schools are back in session, so let's all be very careful in driving through the community. Remember to stop at the stop signs and follow the 25 MPH speed limit that is posted along our roads in Majestic Oaks.

New Information

For those who do not attend the monthly Board meetings, here is an update on the traffic light issue on SW 86th Place and SW 60th Avenue. Bob Watson and Louie Bartolomeo have been working very hard trying to have the County install a traffic light at this location before someone gets seriously hurt. On August 14, 2018 Bob and Louie met with County Commissioner Kathy Bryant and spent one hour discussing the danger of coming out of SW 86th Place onto SW 60th Avenue. We will be following up again by the end of September or early October.

Street Sign Replacement

The Board of Directors sent out 350 flyers to the homeowners in Section 4 asking for help to remove 42 old street signs and replace them with new ones. Only three homeowners volunteered: Anthony Harris, Herb Zabroski and Mark Deutsch. Three Board members volunteered: Bob Watson, Tony Lepordo and Louie Bartolomeo. The 6 volunteers were out removing and replacing street signs in 85-90 degrees heat and all complainers were sitting in their homes. Shame on those of you who only want to complain and never offer to help with tasks in your community! Remember, this is your community too. Rather than trying to save the community a little money by helping out, all future tasks, including changing a light bulb or a sprinkler head will be contracted out. We are going to pay someone to power wash the gate house in the near future. The Board is not going to do maintenance.

President's Comments

At the September Board meeting, I expressed disappointment by the response that the Covenants Inspectors received from the homeowners and the lack of homeowners complying with the Covenants. There is a lack of compliance with the Architectural Change Requests (ARCs) as well in that we get the requests, but some homeowners then do what they want to do regardless of what the request approves. Homeowners have told us that they have the Covenants, but do not read them. You should remember that as a homeowner in Majestic Oaks, you are not only responsible for knowing what is in the Covenants and following them, but these are enforceable in a court of law.

I then asked the members if they wanted to void the Covenants and hire a management company to enforce the Covenants or maybe turn the Association over to the County to manage. There was mixed response to this and we decided to put something in the election package to see what the members want to happen. We are meeting with the Association attorney shortly to discuss the issue of Covenant enforcement and suggestions for the issue.

I look forward to everyone's compliance with the current Covenants. This includes cleaning roofs, driveways and the painting and maintenance of mailboxes. The 59th Terrace homeowners are responsible for mowing their side of the 60th Avenue berm. We want to keep our property values up and the best way to do this is to keep up the maintenance of our properties.

Bob Watson
President

The next Board of Directors meeting is scheduled for October 11, 2018 at 6:30 pm at Freedom Library. Please join us!

Pictures of some of the volunteers replacing street signs in Majestic Oaks.



MAJESTIC OAKS HOMEOWNERS ASSOCIATION, OCALA, FL
FINANCIAL REPORT
7/13/18 thru 9/13/18

Checkbook Balance brought forward	\$ 52,985.79
Income	
Assessments	\$ 550.00
Estoppels	\$ 750.00
Late Fees, Lien Releases, Prior Year collections	\$ 1,173.10
Total Income	\$ 2,473.10

Expenses	
Shari Zabroski- Adobe software	\$ (69.99)
Barkley's Lawn Service- Mowing June	\$ (1,950.00)
PIP Printing- Welcome Booklets, Covenant Declarations, Forms	\$ (120.44)
SECO- June	\$ (882.08)
Clerk of the Court- record liens and releases	\$ (190.00)
Marion County Utilities- water June	\$ (238.46)
PIP Printing- Newsletters and volunteer letters	\$ (97.47)
Andy's Signs- 29 street signs and brackets	\$ (1,916.41)
General Spray- July	\$ (295.50)
SECO- July	\$ (902.82)
Barkley's Lawn Service- Mowing July	\$ (1,950.00)
The Gopher Guy	\$ (60.00)
Blanchard, Merriam, Adel & Kirkland -Legal March-July	\$ (1,688.41)
Marion County Utilities- water August	\$ (221.60)
Louis Bartolomeo-Certified Postage	\$ (13.40)
General Spray- August	\$ (515.50)
Ronald Wells- Envelopes and Storage Boxes	\$ (44.55)
Barkley's Lawn Service- Mowing August	\$ (1,950.00)
Total Expenses	\$ (13,106.63)

Remaining Balance in Checking Account	\$ 42,352.26
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<i>Money Market Account Balance 0.05%</i>	\$ 44,518.58
<i>CD Balance Due (9/2/19) 0.30%</i>	\$ 31,974.66
<i>CD Balance Due (2/20/19) 1.50%</i>	\$ 30,000.00
<i>CD Balance Due (7/26/19) 1.50%</i>	\$ 25,000.00
Total Cash	\$ 173,845.50

21 Delinquent homeowner assessments	\$ 5,269.63
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