

## **Oak Hollow Subdivision – 2012 Annual Meeting Minutes 3/4/12**

In attendance: David McCorquodale, Tom Weighill, Betty Thomas, George Hood, Jay Worth, Nancy Worth, Frank Sloane, Bobby Kimrey and Jeff Williams

The meeting started at 4:10pm with Jay Worth going over the 2011 minutes briefly. Jay reiterated the importance of keeping our areas clean by picking up after your dog, yard and house maintenance and neighborhood watch. All homeowners are reminded to submit approval request for painting of your home, sheds or any exterior home improvements.

Treasurer, Nancy Worth, presented the 2011 HOA income and expense report. The HOA ending December 2011 bank balance was \$4,068. The 2011 expense budget was within \$49 of the 2011 actual expenses. Past due HOA dues for one foreclosed home that was sold in 2010 was collected. Liens were filed for all other unpaid dues.

Based on the 2011 income & expense report, Nancy presented the proposed 2012 budget. A group discussion followed to recommend budget adjustments and was followed by open topics.

The HOA group agreed it was important to ensure our entrance presentation was maintained to a high standard. Additional expenses should be budgeted toward replacing the four coach lights with additional mulch, flowers, fertilizer, and weed control. Pressure washing the sidewalks at the front entrance walls was also approved. Adjustments were made and the HOA group approved the 2012 budget.

The HOA group discussed a possible future amendment change in the HOA bylaws in regards to HOA dues. They understand a write-in unanimous vote is required for such a change. The HOA group acknowledged the past few years the budget has been cut to a very conservative level and we have compromised our services and we carry a small bank balance buffer. The group noted the dues have not been increased in over ten years. Separate correspondence will be mailed (USPS) to all homeowners for proposed bylaw changes.

Another topic of discussion was the front entrance well. A fine grit in the well water indicates pump maintenance or replacement could be due in the future. An in-line water filter will be installed at the well

head to prevent sprinkler head damage. Cost estimates for well pump maintenance or possibly switching to city water are being obtained. A cost analysis will be performed and reviewed by the HOA board later this year.

We have seen a steady increase over the past few years in the front entrance sprinkler heads being broken or stolen and lighting damage. It could be due to a combination of sidewalk traffic and the school bus stop. The HOA group has requested the bus stop be moved to the other side of the Oviedo trail. The Seminole County school board is reviewing.

The street asphalt condition at the end of Kelly Green Street cul-de-sac was discussed. Frank Sloane took the action to contact the city and discuss it with them.

The group spoke highly of the January Super Bowl Progressive dinner. A suggestion was made to have a HOA picnic or cookout in the tot lot or in the adjoining cul-de-sac. A suggestion was also made to have a community yard sale. No date was set for either event at this time.

To conserve water, the city of Oviedo is allowing other water tolerant grass in yards beside St. Augustine. The HOA endorses this policy.

Observing the HOA 25 MPH speed limit has been a success. The HOA appreciates you doing your part and so do the children at play.

The HOA volunteer reward program continues to be a success. By having homeowners perform some of the light duty maintenance saves the HOA from hiring contractors. Thank you to those volunteers: Bobby Kimrey, John and Nadine Nasby, Elliott Nasby, George Hood, Jay Worth, Mike, Andy and Ben Bosley.

A thank you also goes out to the volunteer board members: David McCorquodale, Jay Worth, Tom Weighill, John Nasby and Nancy Worth. Committee members: Mike Bosley and Bobby Kimrey.

Two positions were open for the HOA board members. Those positions were Vice President and Treasurer. Bobby Kimrey was elected Vice President and Nancy Worth was reelected as Treasurer.

Meeting closed at 5:30pm.