

Oak Hollow Homeowners Association, Inc.
Board of Directors Meeting Minutes

Date: 7 November 2021

Call to Order: 5:02 P.M. by John Nasby.

Board Members Present: ☒ John Nasby, President
 ☒ Ann Markey, Vice President and Treasurer
 ☒ Russell Case, Secretary





Quorum: ☒ Yes, ☐ No (Majority = 2, Bylaws Article V, Section 3)

Proof of Notice: ☒ Yes, ☐ No

Oak Hollow Homeowners Association, Inc.
Meeting Sign-In Sheet

Meeting Type: Board of Directors Meeting

Meeting Date: 7 November 2021

Lot	Last Name	Signature		Lot	Last Name	Signature
1	Potter			14	Sloan	
2	Rodd			15	Roggio	
3	Formet			16	Herman	
4	Nasby			17	Williams	
5	Poling			18	Castillo	
6	Daniel			19	Worth	
7	Case			20	Brown Am Marie	Participation via Facetime
8	Gonsalves			21	Brown	
9	Bosley			22	Wolfe	
10	Hosler			23	Colangelo	
11	Kuhns			24	Schmitz	
12	Thomas			25	Markey	
13	Green			26	Weighill	

Oak Hollow Homeowners Association, Inc.
Proof of Notice

The undersigned agent of the Oak Hollow Homeowners Association, Inc. states that notice of the 7 November 2021 meeting of the Board of Directors was noticed by Posting.

Under the penalties of Perjury, I declare that I have read the foregoing and the facts stated in it are true.

Agent 


Date Signed

Oak Hollow Homeowners Association, Inc.
Board of Directors Meeting Minutes

1. Approve the minutes of the 1 August 2021 Board of Directors meeting:

Approve	Reject	Abstain	Director
✓			John Nasby, President
✓			Ann Markey, Vice President and Treasurer
✓			Russell Case, Secretary

All board decisions requiring a vote must be recorded in the minutes (Florida Statutes 720.303(3)).

Oak Hollow Homeowners Association, Inc.
Board of Directors Meeting Minutes

2. Review and approve budget for 2021.

Approve	Reject	Abstain	Director
✓			John Nasby, President
✓			Ann Markey, Vice President and Treasurer
✓			Russell Case, Secretary

Notes: Next meeting will consist of both a membership meeting to elect directors as well as a board meeting to appoint directors in the event elections are not supported with adequate membership attendance.

The 2022 budget includes \$675 for repair and replacement, which consists of an additional \$100 for pressure washing the front entrance to accommodate price increases. The budget line item for landscaping was increased from \$200 to \$350 to purchase a pallet of mulch for the front entrance.

The approved budget is appended to this document.

Adjournment: 5:27 P.M.

Account	Name	Proposed 2022 Budget		2021 YTD Budget	2021 YTD Actuals	Difference	Variance
20000	Program Income						
20050	Carry Forward	\$1,637.82		\$1,637.82	\$1,637.82	\$0.00	0%
20100	Annual Assessments	\$3,224.18		\$3,963.96	\$3,963.96	\$0.00	0%
20300	Special Assessments	\$0.00		\$0.00	\$0.00	\$0.00	ERROR, NO BUDGET
20500	Miscellaneous Income	\$0.00		\$0.00	\$0.00	\$0.00	ERROR, NO BUDGET
	Total	\$4,862.00		\$5,601.78	\$5,601.78	\$0.00	0%
50000	Business Expenses						
50100	Business Registration Fees	\$0.00		\$0.00	\$0.00	\$0.00	ERROR, NO BUDGET
51000	Contract Services						
51100	Accounting Fees	\$0.00		\$0.00	\$0.00	\$0.00	ERROR, NO BUDGET
51200	Legal Fees	\$100.00		\$200.00	\$81.00	\$119.00	-60%
51300	Grounds Maintenance (Mowing & Fert.)	\$2,850.00		\$2,850.00	\$2,350.00	\$500.00	-18%
51400	Repair & Replacement	\$675.00		\$575.00	\$0.00	\$575.00	-100%
51500	Landscaping	\$350.00		\$200.00	\$0.00	\$200.00	-100%
51900	Consulting	\$0.00		\$0.00	\$0.00	\$0.00	ERROR, NO BUDGET
52000	Facilities & Equipment						
52100	Equipment Rental and Maintenance	\$0.00		\$0.00	\$0.00	\$0.00	ERROR, NO BUDGET
53000	Operations						
53050	Bank Charges	\$0.00		\$0.00	\$0.00	\$0.00	ERROR, NO BUDGET
53100	Utilities	\$340.00		\$340.00	\$323.96	\$16.04	-5%
53200	Postage & Shipping	\$20.00		\$75.00	\$18.00	\$57.00	-76%
53300	Printing & Copying	\$0.00		\$25.00	\$0.00	\$25.00	-100%
53400	Office Supplies	\$0.00		\$249.99	\$0.00	\$249.99	-100%
59000	Other Expenses						
59100	Insurance - Liability, D&O	\$527.00		\$550.00	\$527.00	\$23.00	-4%
59200	Other Costs	\$0.00		\$0.00	\$0.00	\$0.00	ERROR, NO BUDGET
	Total	\$4,862.00		\$5,064.99	\$3,299.96	\$1,765.03	-35%

Annual Assessment =	Annual Assessments / 26 =	\$124.01
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Note 1 - Business Registration Fees for 2022 are incorporated into Legal Fees as the HOA lawyer is now the registered agent.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.