

MINUTES OF THE OAKWOOD MANOR HOMEOWNERS ASSOCIATION November 19, 2007

The meeting was called to order at 1:00 p.m. by President, Bill Leonhard. Present were Bill Leonhard, Nancy Kraus, Lois Charen, Tom Nachazel, Frank Dawes, Dick Potts, John Lavezzo and Bill Laymon. Present by telephone was Howard Orth.

Bill introduced Scott Gordon who is the lawyer for the Association. Scott was asked to be present at the meeting to answer questions that would arise in the adoption of the new Rules and Regulations. A motion to adopt the Rules and Regulations was made by Tom Nachazel and seconded by Bill Laymon. There was a lengthy discussion among the residents, the board and the lawyer over the liability that has been placed on the park due to the serving of alcohol at various functions. It was suggested that we go back to the insurance company and inquire what the cost would be to purchase additional insurance. After much discussion Tom made a motion to table rule #29 and was seconded by Dick. Eight (8) yeas. Motion passed.

There were also questions asked about Rule #51b, the parks liability of trimming trees. Also Rule #52 was brought up about storing articles when residents leave the park to go north or on vacation. Rule #2 was also questioned by Bill Laymon regarding the fact that the Purchaser of a Mobile Home shall agree to use the Mobile Home as the Purchaser's Personal Residence and Not for Investment purposes. Rule #71 was brought up by Skip Mann, real estate, about garages in the park. All of the rules that are in question will be discussed before the board and written to satisfaction before the rules and regulations are passed.

A motion to accept the Secretary's report from October was made by Tom Nachazel and seconded by Dick Potts. Motion passed.

The Treasurer's report was read by Frank Dawes and can be read in the Acorn.

A motion to accept the report was made by Bill Laymon and seconded by John Lavezzo. Motion passed.

Bill Leonhard reported on the new exit/entrance. The hold up right now is by the City of Sarasota. After the situation by the city is resolved, SWFMD has insinuated that after the situation of the deed by the city is resolved, we can progress with the exit/entrance.

Nancy Kraus thanked all volunteers who stepped forward to help with the handing out of the First Notice of Election. By handing out the packets to the residents who were present in the park, we saved the Association approximately \$525. Thank you.

John Lavezzo reported on the committee's findings regarding new storage space for various clubs in Oakwood Manor. Several options were reported.

Skip Mann reported that the sales year to date are \$2,077,800. Commission to the Association is \$46,750.50. Sales pending are \$55,000.

Lois Charen reported that the piano was tuned. The Halloween party was a success and all residents are looking forward to the Poinsettia Ball in December. The Mice-k-teers Computer Group will meet four (4) times during the week. Monday - 6:30 PM, Tuesday - 2:00 PM, Wednesday 11:00 AM, and Thursday 1:00 PM. Jerry Cefola is having a Computer Basics Class of three sessions starting Wednesday, November 28th at 1:00 PM. Sign up is on the bulletin board. A special THANK YOU to Art Bugelli for making the wheel mounts for under the long tables.

Dick Potts reported on the miniature golf course. New grips were put on some of the clubs. The front of the park is very attractive and with Kathleen Buchan back we can proceed with her recommendation on

what color to paint the front of the park. Repair work on the laundry room roof will proceed. 207 people were served at the Pancake Breakfast. A total of \$167 was made at this function.

Old Business

1. A motion to approve the budget was made by John Lavezzo, seconded by Bill Laymon. 7 yeas, 1 nay. Motion passed.
2. A motion to rescind the motion of April 16, 2007 to buy fifty (50) tables was made by Bill Laymon and seconded by Dick Potts. 8 yeas. Motion passed.

New Business

1. A motion was made by Tom Nachazel that we purchase a new heat pump for the hot tub from Galaxy Pools at a price of \$4,494 tax included. Our maintenance men will do the electrical work at a price of \$1,100. Total price \$5,594. Dick Potts seconded the motion. 8 yeas. Motion passed.

Meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Nancy Kraus, Secretary