

OAKWOOD MANOR HOMEOWNER'S ASSOCIATION
MINUTES OF OCTOBER 20, 2009 MEETING

The meeting was called to order at 7:00 p.m. by President John Lavezzo and roll was called. Seven (7) board members were physically present. Bill Leonhard was present by telephone. Lois Charen was absent.

John Lavezzo asked for a moment of silence to honor residents that we have lost.

Bill Laymon made a motion to waive the reading of the minutes of the April 21, 2009 meeting, seconded by Nancy Kraus. Motion passed unanimously and minutes accepted with no corrections.

Treasurer's report was read by Frank Dawes and will be published in the upcoming issue of the Acorn. The report was accepted as read.

President had no report at this time.

Vice President Bill Laymon welcomed everyone back in the park. He gave a special thank you to the maintenance men for all the work that was accomplished this past summer.

Assistant Treasurer, Howard Orth had no report at this time.

Secretary had no report at this time.

Social Committee, Lois Charen was absent from meeting so no report at this time.

Real Estate, Nancy Kraus had no report.

Skip Mann reported sales to date were \$1,036,900.00 with \$23,330.25 commissions for the association from 16 units sold. Last year (2008) year-to-date we had \$2,254,300.00 in sales and 30 units sold for a difference of \$1,217,400.00. He thanked Jim and Evelyn Smith for covering in the real estate office for the summer.

Grounds and Maintenance, Dick Potts no report.

Bill Leonhard, no report.

Manager, Jewell Riggs reminded everyone of important upcoming dates. These dates will be published in the next issue of the Acorn. Board meeting on October 27. On November 3, there will be a mail out and hand delivery of the 2010 Proposed Budget and the First Notice of Elections. On November 17, there will be a 7:00 p.m. budget meeting that will be open for questions. December 4, before 4:00 p.m., is deadline for Notice of Intent to become a candidate to run for the Board of Directors in January. December 11 deadline for resume of background. It was requested that to prevent us from being late in getting the printing done for the second mail out, that the resume be turned in by December 4 at the same time as the Notice of Intent. December 18 will be the deadline for the second mail out. December 15 will be the last board meeting for this year. Jewell requested that addresses be brought up to date with any changes.

Jewell reminded everyone that with the holidays coming up that all guests should come to the office and pick up pool passes and a copy of the pool rules.

Jewell mentioned that if there is anything in the park that residents feel need attention, to please call her or the park office in order to take care of the problem.

Regarding the lights and mechanical time clocks, as the time clocks go bad, they are being replaced with photo cells at a cost of only \$8.00. To replace with new mechanical time clocks, it would cost \$70.00 each.

John Lavezzo reiterated about having both the Notice of Intent and the resume turned into the office by December 4, 2009. Jewell added that there will be an article in the next issue of the Acorn regarding the different positions on the board and that anyone wanting to run for the board should read this article for guidance. There will be three positions open on the board.

OLD BUSINESS

Rewiring of fans in the clubhouse. John suggested that this item be tabled until the October 27 meeting when Lois Charen will be present to give her input. The board voted unanimously on this suggestion.

NEW BUSINESS

Proposed budget - Frank Dawes thanked Jewell and Howard for their assistance and input to the proposed budget. Frank explained that every effort was made to not increase the monthly maintenance fee but were forced to increase it by \$5.00 for the year 2010 with \$115.00 going into maintenance account and \$10.00 going into the replacement account. He then went over the proposed budget line by line. John then opened the floor to questions on the budget and explained that the final proposed budget will be supplied to all residents either by handout or mail by November 3. At the board meeting of November 17 the budget will be an agenda item and be open for discussion by residents. Nancy asked about the expenses of the Acorn regarding paid positions and unpaid positions. It was clarified that there are two paid positions and many volunteer positions.

GENERAL COMMENTS FROM FLOOR

Tom Nachazel spoke for Mary Ann Noonan requesting more cement tables in the pool area and to replace two umbrellas that are missing. Jewell stated that the tables are \$500 each but will be under consideration.

John Lavezzo went over procedures for speaking at Board meetings. Florida statute guides the Board on how the meetings are to be run. The statute states that members are entitled to speak on any item that is on the agenda. The statute allows the Board to implement rules that may help control the meeting. The Board did implement rules stating that anyone speaking would be limited to three (3) minutes. We have a timer to be used to keep this fair. If the topic was not already on the agenda, the resident could put in a formal request to the Board at least seven (7) days before the board meeting.

Dorothy Nace has asked to speak about the new Bingo fee. She stated that she does not like having to pay \$1.00 entry fee to play Bingo and is it legal to charge that? John commented that the Board cannot get involved with member-generated activities. John cited section 849.0931 of Florida statute regarding fees. In that statute, there is nothing prohibiting setting fees. There were no other comments from the Board.

Frank Dawes motioned to adjourn. Bill Laymon seconded that motion.

Respectfully submitted,

Charlotte Akers
Secretary