

**ORHA GENERAL MEETING
MINUTES
4/12/2023**

CALL TO ORDER : by Mickey Hoey, President

WELCOME: by Mickey Hoey, President

PLEDGE OF ALLEGIANCE

ROLL CALL: two Directors excused absence, Doug Fawley, Jan Plaisted. A quorum is present.

MOTION TO ADOPT AGENDA: JoAnn Keane made motion to adopt agenda, Ritch Winter second. Motion passed

MOTION TO ADOPT MINUTES: March 8, 2023 General Meeting – Tom Osborne made motion to adopt the minutes of the previous meeting, Larry Brewer seconded, motion passed.

MISSION STATEMENT: The Mission Statement of the activities board (ORHA) was read by Mickey Hoey, President

GUEST SPEAKER: Ms. Pat Gabriel, SR 200 Coalition.

Pat opened with stating the SR 200 Coalition folded during COVID for multiple reasons. She keeps track of the growth of Marion County through the organizations which she serves as a board member. Such as the Recreation and Parks and Fire/EMS Board. She also works with the Planning Department.

Growth points:

SR200 behind McDonalds between them and Hidden River will be 300 single family homes.

60th North will be housing starting this year.

She mentioned the meeting of the County Commissioners April 18, concerning Oak Run and the two buildings requesting to be rezoned and that is not confirmed.

JB Ranch has changed there name to Pioneer Ranch

Freedom Library corner there will be a 95/60 apartment building and possibly a library expansion projects this year.

Pat talked about the growth of Marion County/ Ocala that 66% of residential projects have been approved for the South West triangle. Since 2016 17,881 units with 14,594 of those units in the county and the remainder in the city. 319 of those were commercial.

She shared that there are 190 people moving to Ocala per week.

Further growth on 200:

Sun Valley near Marion Landing will be 49.2 mixed use residential homes.

There will be a mini storage to the right of Tee Pee Tire.

Ocala Ranch was **not** approved. There were no plans for the infrastructure, concerns for the contamination of the Withlacoochee River, lack of water resources, increased traffic, and Citrus County does not want any part of this development. Status is in the hands of the attorneys having had 3 mediations with no terms.

SR200 by JB Ranch near the yellow shop and across from Aldi, will be West Shire Village with 313 acres for town houses, apartments, and access from 200 & 73rd as well as 131st.

Developments must have two ways in and out.

Growth continued.....

Census report: Marion County

2020 – 375,908

2010 – 331,000

29.2 of residents are 65 or older. The state of Florida only 20.9% are 65 or over. While the whole of the United States population is 16.5% 65 or over.

Population in 2023 in Marion County is 386,000 with a forecast for 2040 to be one half million.

We are 25th in the top growing communities, 2nd in metro, 142nd large metro.

Best Place to live ranking from the US News and World Report:

Ocala/Marion County is the 10th safest, 6th fastest growing, and 16th best to retire.

484 off 200 has ice cream shop and new restaurant

200 across the street from entrance of Oak Run has Jeremiah's, a golf cart shop, and more room for more businesses.

Palm Cay has one way in / out with a proposal for a 354 multifamily on the left of it which needs two accesses. The developer wants one to use Palm Cay access and they said no. So that will not go in.

Behind Palm Cay will be Copper Leaf development with access being negotiated through Palm Cay.

Wawa on 100 & 200 has been restarted

Cody's and the Hotel near Publix has been completed and opened.

Band of America there is an open lot.

Also opened:

7-11 on 200 & 66th and 95th and 49th.

Circle K on 95th and 200

Car wash across from Country Side with another planned on 95th and 200, near Walmart, and another at Heathbrook.

SR200 before the seafood place there is to be an upscale 2 story, air-conditioned doggy day care.

Near CVI will be a storage area that will be for campers, boats, 18 wheelers, and more.

200 toward Heathbrook and past the vet centers will be housing & apartment buildings

Across the street by Cancer Center will be more apartments

Sun Tran has agreed to service this area being it is in the city limits with the fire station also to service.

Saddle Brook School will be housing near by.

Behind Sams Club will be more housing.

Affecting the housing and growth is the fact that the economy is slowing down. Interest rates when these projects were approved were low. Rates are higher now.

There are no restaurants proposed for the 200 corridor.

North on 60th past the white church there is empty land. To the North of the church there were apartment buildings proposed. This backs up to OTOW and small farms. OTOW and the farms are suing against the development.

Right side of the church apartment buildings are proposed as well as townhouses.

Cherrywood by Majestic Oaks 300 and 49th to be 2200 homes which are approved and most in second phase.

New Publix, 7-11, Dollar Store and more proposed or already open on 60th.

49th by pass from Marion Oaks to behind Sullivan Cadillac to be completed this year.

Marion Landing in front will be town houses – 24,300 commercial, apartment and town house.

Near Heart & Chest Pain Center on 200 will be duplexes and apartment buildings called The Vines where rents will start at 1850 per month up to 2400 per month.

Questions:

Ritch Winter – When will there be a state of the art post office built closer?

Answer – nothing mentioned as of now. Further discussion of future of post office and postal service.

Betsy Duffy, neighborhood 3 – What will the impact of water aquifer?

Answer – Marion County sitting on a gold mine of water and will be retaining that water for their own growth. Water and sewer concerns are going to be a problem and county is watching it. Nothing will happen over next 20 years.

Carol Pasco – What is happening on 103rd and property at the power lines? Will it go onto Oak Run Boulevard?

Answer – That is Copper Leaf by the med buildings. It will not cross into Oak Run boulevard.

Sparky Arbuckle, Eagles Point – Is the growth the same on the North East and North side of the county?

Answer – Yes, 40th is now getting the growth that 200 did a few years ago. They have their permits.

Marion Shepherd, Westgate Oaks – Is the county going to do anything about the homeless behind Walmart & Carwash?

Answer – County is trying to do something. They have been picking up panhandlers and keeping them from walking the street.

Marion – Health concern with piles of trash?

Answer – Suggest we call the Health Department.

Susan Prendice, Crescent Oaks - Please retell stats from US News and World Report?

Answer – Ocala / Marion County is 10th in safe places to live, 6th in fastest growth, 16th best place to retire

Ray Korner, Bay Tree Greens – What is going in by the new Publix?

Answer – Unknown – Nail salon is there now, nothing so far in empty spaces.

OAK RUN ASSOCIATES LTD. SECURITY REPORT

Brian Fisher – Stats from Sheriff for March

99 service calls which include Sheriff, Fire, and EMS

6 Reports filled out

2 Criminal with 1 arrest and 1 pending

Stats from Sheriff for March continued.....

2 traffic stops

1 part one crime – sexual assault

Phone numbers posted in the new directory and the Westgate number are being transferred to the main security office phone. When you call you will be given a prompt, press #1 for security.

Citizen Patrol is not a part of Oak Run Security. Security has increased the patrols of the pools. Guests must have a resident with them and pool tags.

Questions:

Ritch Winter, - Have you heard of anyone in Oak Run being a squatter?

Answer – Possibly in neighborhood #1 the issue was turned over the Oak Run's lawyers to follow up. There are people who rent to those under 55 and those are turned over to lawyer.

Pete Solely, Preserves – Driving boulevard to Palm Grove in golf cart saw someone walking along boulevard and told them they were not supposed to be walking there. They said the boulevard was in the middle.

Answer – 110th and 115th are posted not to be walking along boulevard.

Tim Updyke, Island View – People with back packs coming from outside to pools. When see bicycles com in gates does Envera call security?

Answer – Have had people call security about people coming in gate.

NEW BUSINESS:

Richard Cunningham and Neighbors Helping Neighbors – came to board asking to form a new club and was denied. The board felt it was a duplicate endeavor of an existing committee, Reach Out. Mr. Cunningham is not allowed to solicit volunteers or clients. Was told doing a business out of his house is against the Covenants.

Pickleball – Court Request – in process. Congratulations to those who played tournament and placed.

REPORTS OF OFFICERS& LIAISONS :

Treasurer, Rose Peluso – see attached

Scheduler, Terry Miller – 2024 room requests are being taken now. Remember I do not take requests over the phone, in person, or by text. Email or online form only.

Liaison for webmaster / Emergency Notification System / copier – looking for volunteers to work with our webmaster to learn our website. Looking for someone to take over ENS, and copier chairs.

Ritch Winter – Liaison for Community Directories – thanked neighborhood reps for picking up the community directories.

Larry Brewer – Liaison for Thatcher Park –

JoAnne Keane – Liaison for Donut Drop In and is the Ambassador Chair – The BMI dance still has tickets available for Saturday, April 15. Thanked everyone who donated baskets and PACOR for their \$500 donation.

Ambassadors also need volunteers, someone to serve as treasurer, and to help with the upcoming July 4th celebration. She also gave a brief rundown of the celebration July 4 and reminder of the next Ambassador meeting April 13, 6:30p, m in Orchid Club.

Ali Inman – Neighborhood Reps have the answers to their questions from the workshop.

Ali – from last general meeting – Fire pits are allowed in Oak Run with proper equipment. ARB is still needed. There was an ARB that was denied and has been corrected. The person can have their fire pit.

Road repairs, etc. see May Article in Gazette.

COMMENTS FROM RESIDENTS:

Doug Bollock, Westgate Oaks, Dee Porter, Karen Daily – About Thatcher Park and the rules of chairs and water bottles not being allowed in the park.

Kat Buxton, Linda Schaub, Island View, - reference why the rule and comments they received from members in favor of the no chair no water bottle rules.

Larry Brewer, Liaison to Thatcher Park – stated it would be revisited.

Ali Inman – asked questions and agreed we would revisit as well as Mickey Hoey agreeing we would revisit.

Sandy Hacket, Fairway Oaks – Tired of Next Door

Tim Updyke, Island View – Veterans Memorial, when will the flagpole and flag be in?

COMMENTS FROM NEIGHBORHOOD REPS:

Sharon – Signs in front of her neighborhood are rotting and have been gouged by the mowers.

Marie Govan, Fairway Oaks – Information about the Neighborhood Representative’s job to relay information from Oak Run Associates and the Board whether they agree with it or not. Also to take information to the Board and Oak Run Associates from their residents.

COMMENTS FROM ALI:

COMMENTS FROM DIRECTORS:

Ali Inman – add some feel to be entitled to be. Only representative to Board or Oak Run are Neighborhood Reps. Give them questions and concerns. No one person will be acknowledged.

Next Neighborhood Rep meeting: Monday, May 1, 2023 at 9am, Orchid Club

Next General Meeting: Wednesday, May 10, 2023, 9am, Orchid Club

MOTION TO ADJOURN: Tom Osbourn made a motion to adjourn, Larry Brewer second.