

**OAK RUN HOMEOWNER'S ASSOCIATION
GENERAL MEETING
MARCH 8, 2023 – ORCHID CLUB**

1. **Call to Order:** Meeting was called to order by Mickey Hoey who welcomed the attendees, led the Pledge of Allegiance and read ORHA's Mission Statement.
2. **Roll Call:** **Director's** attendance was conducted with all directors present except Tom Osborn. A quorum was established.
3. **Agenda:** Larry Brewer made a motion to accept today's agenda. Rich Winter seconded and the motion was carried.
4. **Minutes:** Doug Fawley made a motion to accept the minutes of February's General Meeting. Larry Brewer seconded the motion and it was carried.
5. **Treasurer's Report:** Roe Peluso provided the treasurer's report and with no questions, the Treasurer's Report is Filed.
6. **Business :**

a. Resolution 2023-03-08 was presented by JoAnn Keane regarding the landscaping services and the funds necessary to provide said services for Thatcher Park Dog Park, \$2,500.00. JoAnn Keane made a motion to approve this resolution and it was seconded by Terry Miller. All Board members were in agreement and the resolution was passed.

It should be noted that the funds for this service are provided by Thatcher Park, none are provided by either ORAL or the ORHA Board.

b. Mickey Hoey discussed the issue of proper clothing for using the pools and/or hot tubs as some residents have entered with regular street clothes. This causes a problem as material from regular clothes brings in lint and other debris that ends up clogging the filters. Please be sure to wear only clothes that are for swimming. For those who need to cover their arms, etc., there are shirts that are made specifically for this.

7. **Guest Speakers:**

- a. Brian Fisher, Security: Brian provided last **month's** statistics as follows:
 - 125 Calls (includes Fire, EMTS, **Sheriff's** Office)
 - 5 required write ups (reports filed with the **Sheriff's** Office)
 - 2 domestic calls
 - 2 dog complaints
 - 1 removal
 - 1 Code 1 (Felony Assault: resident assaulting non-resident)
 - 19 Traffic Stops

In response to **resident's** questions regarding Security, the following information was provided:

- Ali will check with Envera regarding an unknown number appearing on a **resident's** phone when checking someone in.

- Regarding the homeless that are now located between Oak Run and Walmart, Brian will be meeting with the Sheriff soon. In the meantime, it was suggested to use the Crime Mapping app.

- Regarding the two accidents to the electric box, the driver involved in the first one was not issued a DUI. In the second, the driver, who was a former resident just moving back, was issued a DUI.

b. Ms. Angela Kinsler, Meals Coordinator for Marion County Senior Services (MCSS): Ms. Kinsler provided a brief but informative presentation on the types of services that are provided including but not limited to, nutrition, transportation, shopping services, home care, recreation, etc. MCSS is a non-profit agency serving all of Marion County with 66 full time employees, 33 part time employees and 138 volunteers. The following are some of the services provided:

- Nutrition: They provide 350 meals daily and have started a “pet on wheels” weekly service as well. In 2022 MCSS provided 227,434 meals.

- Transportation: They have 46 vehicles that average 67,000 miles taking people to medical appointments, **shopping, work**, banking, etc. Cost for transportation is \$4 round trip (\$2 one way).

- In-Home: provide assistance with laundry, light housekeeping, personal hygiene, etc. There is also an Adult Protective Service arm which deals with abuse, **self-neglect**, etc. Also included is caregiver support, respite care, telephone reassurance, adult day care, etc.

These services may or may not be free; some are, some require a minimal fee (\$1, etc.). Applicants are assessed as to their needs, skills, etc. however there is currently a waiting list of 650.

8. Committee Reports:

a. **Scheduler (Terry Miller)**: Still looking for volunteers for Webmaster, Emergency Notification, and Scheduler.

b. **Dough Nut Drop In (Doug Fawley)**: The fresh donuts and loyalty program are being appreciated by the residents.

c. **Thatcher Park (Larry Brewer)**: This group negotiated their lawn **care** contract and remember, they are 100% self-sufficient.

d. **Bingo (Jan Plaisted)**: The hot food items that have been presented at Bingo are well received and am looking to Bingo information on Channel 12.

e. **Telephone Directory (Rich Winter)**: The directories will be available next Tuesday at **Palm Grove** with pick up time starting at 11 am.

9. Residents Comments:

a. **Sherrie Aly (Bay Tree Green)**: She is representing a group of homeowners that have concerns with what is happening in Oak Run. She provided Mickey Hoey, Ali Inman, and Linda Skowronski with a packet of six pages of questions/concerns and asked that they be answered by April 15th.

b. John Stewart (NBHD #5): Talked about the ability to install antennas and questioned the need for an ARB. Ali asked that he turn in his request not only to her but to DECCA Cable.

c. Jim Winn (Crescent Oaks): Asked about the property by the water tower and other property. Ali responded that this property (40 acres) is private property owned by the Ghumman family and not part of Oak Run. It had not been sold nor is it up for sale and has never been a nature trail. Also, Priya Ghumman is on site almost daily and is not working on any projects in either North or South Carolina.

d. Henry Hanscom (Woodside): Noted that back in the late 90's the government had ruled that dishes can be installed on homes with the dish having a set dimension.

9. Comments From Neighborhood Reps:

a. Susan Prendys (Crescent Oaks): Discussed maintenance of the Boccie Courts. Ali noted that if ORAL installed them, ORAL is responsible for their upkeep. She and Priya went around the recreation area and will be looking into the Boccie and Pickle ball areas however the pools were addressed first as they are used by the majority of homeowners.

b. David Antoine (NBHD #4): Asked for clarification of having fire pits. Several years ago they were allowed but with specific requirements. Ali will confirm with the ARB Board and asked David to send her an email on the subject.

c. Diane Cavanaugh (NBHD #5): Asked again about a submitted ARB to take care of the overgrown entrance. Ali asked for an email with the information.

d. Donna Hayes (NBHD #6):

- Asked about a code violation that ORAL received and whether or not ORAL is surveying a dirt road. She also mentioned several other document issues which would require ORALs use of an attorney. Since the documents in question are over 30 years old, it is not an easy task to find attorneys willing to take this on. Donna asked to speak with Ali on these issues separately and Ali agreed.

- Asked about the 55+ Committee saying she didn't fill out any survey. Terry Miller, who chairs that committee, explained the process and why Donna, and many others, did not have to fill out a survey.

e. Joan Farmer (Eagles Point): Was told about a homeless person in the Palm Grove hot tub and asked about the procedure particularly since it wasn't clear whether or not the person was actually homeless. Ali (and Mickey) said to contact the DoD who will in turn contact Security. Also, when making a report of this type, please provide the date, time, and location of the incident in question.

f. George Sadler (NBHD#1): Asked that the Covenants and Deeds & Restrictions be updated as they are 30 years old.

10. Comments From Directors:

a. **Ali:**

- Envera: To answer a concern regarding strange information coming on on **resident's** phone regarding Envera, the location may be different but the number that should always come up is 877-936-8372.

- Pools: ORAL had the Health Department come out and inspect the pools and as long as the chemicals are in balance and the drain can be seen the water is safe. **The cloudiness may** continue until the pollen season is over.

- Newsletter: With so much mis-information throughout various social media, please look for sections in the Newsletter that start "Did You Know". These will be business card like sizes (black background, white lettering) and will provide information that is correct.

- Pickle Ball: It was asked if a Code of Conduct sign could be installed at the Pickle Ball courts. Unfortunately no, but Ali suggested that all members of the group sign a Code of Conduct form similar to that which the board members sign. That will provide leverage should anyone begin to get out of hand.

b. Terry Miller: Reminded folks of the upcoming New Neighborhood Rep Orientation meeting on 3/13 and noted that all reps are invited to attend.

The next NBHD Rep meeting will be April 3 at 9 am, at the Orchid Club.

The next General Meeting will be April 12 at 9 am at the Orchid Club.

With no other business to conduct, the meeting was adjourned.

Respectfully Submitted,

Linda Skowronski