

Oak Run Homeowners Association

General Meeting Minutes

April 9, 2025, Orchid Club

V2025-04.2

- I. **Call to Order:** Linda Skowronski called the meeting to order, welcomed those present. She led the Pledge of Allegiance and read the ORHA Mission Statement.
- II. **Roll Call:** Directors Present - Linda Skowronski, Gary Behrens, Kathy Friebis-Moras, Ali Inman, Dave Ryan, and Ritch Winter. Directors Absent- None. A quorum was established. It was moved to approve Quorum by Gary Behrens and seconded by Kathy Friebis-Moras. Motion carried and quorum established. Non-voting members present - Patty Waddell, Joan Farmer
- III. **Adoption of Agenda:** Gary Behrens made a motion to approve the agenda. It was seconded by Doug Fawley, voted on and carried.
- IV. **Minutes:** Motion to approve January's minutes was made by Doug Fawley and seconded by Gary Behrens, the motion was approved and carried.
- V. **Guest Speaker:** This month's speaker was Lt. Paul Bloom, the Director of Public Information of Marion County Sheriff's Office. He is in charge of Media Relations, recruitment, community outreach, crime prevention and social media. Updates on Marion County Sheriff's Office activities can be found on their FaceBook and Instagram pages. Lt. Bloom spoke on the topic of scams targeting seniors and how to avoid becoming a victim of such scams. While most scams are not reported there were 1.1 million scams reported in this district last year. He states that one of the key factors is the scammer will make the situation seem immediate. The best weapon one has is "verification". You should hang up immediately and call to verify what the scammer is saying. In the case of Dating App scams the scammer is usually in a distant location. Many of the people on dating apps are scammers. He shared a case that a fellow law enforcement agency told him. In that case the elderly woman was scammed out of \$193,000.00. Scams can be report to the FTC.com. The Federal Trade Commission sight has valuable information abut scams and scam prevention.
- VI. **Treasure's Report:** Treasurer Patty Waddell presented the report with no questions. Report will be filed.

VII. Security Report: Brian Fisher of ORAL Security gave the following report

- A. No violent crimes
- B. 85 Calls for service
- C. 7 Non-criminal incidents reports
- D. 0 Arrest and Traffic stops
- E. There were no reports on the day of the garage sale.
- F. The volunteer run Citizen's Patrol is the eyes and ears of the Sheriff's department and the community.

VIII. Old Business:

- A. Volunteers are needed for Assistant Secretary, Copier Volunteers and Copier Chairperson.
- B. There are three new NBHD Reps: Joe St. Lawrence for NBHD 2 and Karen McGuinness and Kelly Dickson for NBHD 9

IX. New Business:

- A. Resolution 25-04-08: Ritch Winter made a motion to appoint Carol Schultz as ORHA Treasurer. Doug Fawley seconded the motion and the resolution was carried unanimously.
- B. The process of installing new Bingo system will begin on April 23 and be completed by April 30, there will be no Bingo on April 29.

X. Comments from Residents:

Patricia Tomaszewski, NBHD 5, is requesting that No Outlet signs be place at the entrance of NBHDs that do not have through traffic.

Ali - This is first time that this issue has ever come up before. She will discuss it with management.

She also reported that when she was driving the Community Patrol car a visitor flagged her down to inform her that a delivery van broke the entrance gate. She unsuccessfully tried to contact the DoD, security and Brian Fisher.

She was told that the DoD is not the person to be contacted in cases like this. Mr. Fisher states that Envera reported the damage gate to him, which is the procedure. He did not get her message but he will look into why. He did state that she should have his direct number. The number should have been available to her while she was in the patrol car.

Steve Stazak, NBHD 8, a 19 year resident of Oak Run, attempted to get help with the Waste Management issue 8 years ago. He encourages everyone to help and to get involved with Seniors Helping Seniors. He

suggests that information should be shared in the Gazette and on channel 12.

Ali explained that she and ORAL do support the homeowners who are affected by Marion County Utilities, however, we do not have anything at all to do with Marion County Utilities and therefore will not be getting involved in this issue.

Ritch is putting data together data from the calls made to the groups phone.

Kit Leavitt, NBHD 8, agreed with Steve Stazak and is encouraging everyone to support Seniors Helping Seniors. The group would like to become a club, to have social and fund raising events. They need to raise funds for expenses such as the phone lines, web hosting, copies and supplies. They are in need of support. The next Town Hall meeting is May 21, 6pm at Palm Grove.

Kathy - stated that the Board and Ali support the group. And the group has access to the facilities for meetings, they can have 50/50 raffles and fund raise.

Henry Hanscom, NBHD 13, would like the dead vines and tree limbs cleaned up at 81st Avenue. A claw truck came out but only picked up half to the pile and left a mess. He wrote to Malcom a year ago about the DRA. Malcolm told him that he would get them to mow all the way to the DRA. It was only done once. The tops of the DRA are not being mowed.

Mary Erickson, NBHD 14, The fitness center TVs are working and CC is on.

Joe St Lawrence, NBH 2, suggest that Reps mark all homes that are vacant and pick up the news papers that are left in the driveway. He also agreed with what was said about the Senior Helping Seniors group. The issue will eventually affect all residents home value.

Paul Rebello, NBHD 15, commented on what a great job the Ambassadors did with the Garage Sale. He said he has gotten request that they have it two times a year, possibly an additional one in the fall.

XI. Directors Comments:

Ritch Winter: The dolly procedure is in place. The Reps now have access to the dolly to aide in the moving of the monthly News Letters. The Directors have coordinated coverage and the new DoD schedule is now posted at all the facilities.

Kathy Friebis-Moras: Next months guest speaker will speak about Solar Energy and the associated rebates.

Dave Ryan: The BMI Dance helps to raise money for the music licensing. He thanked all those involved in that effort. And thanked the NBHD Reps and all volunteers.

Doug Fawley: The next Donut Drop and ticket sale is Saturday.

Gary Behrens: Directors must be contacted at least 3 days prior to the date they are needed. This allows for proper scheduling.

Ali Inman:

- This month's Farmers Market will be the third Wednesday of the month. This will be the last one until the fall. It will re-start in September/October with a big Fall Market that will run through the holidays.
- NBHD 6 is concerned about the NBHD entrance and the damage the roots of trees are doing to the road. Malcolm said that NBHD 6 and NBHD 18 will be added to the list for the paving. They will inspect and decide what needs to be done.
- The Horseshoe pits are on the schedule and it will get done at some point.
- NBHD 15, Malcolm will investigate the sprinkler system behind the Villas. He will go with the irrigation people to inspect. Management will not be putting a no trespassing sign in the area behind the Villas because this area is an easement.
- The entrance signs for Timbergate West and NBHD 22 Dog Bone have been ordered. She does not have an exact date on when they will be delivered. It takes months to get the signs after they are ordered.
- In regard to maintained homesites, Florida law does not mandate pesticide companies to notify neighbors about pesticide application. Home owners can contact them to find out what chemicals are used. She was informed that they put signs up at the entrance to the NBHD. The trucks also provide notice. If you have any other questions or concerns please speak with the Pest Control company.
- Palm Grove carpets cannot be removed. The carpet and the drapes provide sound proofing/sound reduction.
- The entrances and planters at each facility will be spruced up with flowers and color.
- Reclaimed water is not used for the maintained homesites.
- As far as stains on the driveways the Pest Control company has already addressed several of the issues. If you have an issue you should speak with them directly.
- Management is aware of the lights that are out at the Aquatic Center. They are on the list for repair.
- The Island Club door has been called into Stanley. They are waiting for them to come out to look at the door.

- As a warning and example Ali shared an experience she had this week. She received an email requesting money from a Director. She was able see that it was a scam because she looked at the sender email address and she contacted the Director. The Director knew nothing about the email.

XII. Next Meeting:

NBHD Rep meeting - May 5, 2025 at 9am in Island Club

ORHA Workshop - May 5, 2025 at 1pm in Palm Grove

General meeting - May 14, 2025 at 9am in Orchid Club

XIII. Motion to Adjourn:

Doug Fawley made a motion to adjourn. Gary Behrens seconded the motion, all were in favor and the meeting was adjourned.