

Oak Run Homeowners Association

General Meeting Minutes

August 13, 2025, Orchid Club
V2025-08.2

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.

Roll Call: Directors Present - Linda Skowronski, Gary Behrens, Kathy Friebis-Moras, Ali Inman, Dave Ryan and Ritch Winter. Directors Absent- Doug Fawley. A quorum was established. It was moved to approve Quorum by Ritch Winter and seconded by Gary Behrens. Motion carried and quorum established.

Non-voting members present - Carol Schultz, Patty Waddell and Joan Farmer

Adoption of Agenda: Ritch Winter made a motion to approve the agenda. It was seconded by Gary Behrens, voted on and it was carried.

Minutes: Motion to approve last months minutes was made by Dave Ryan and seconded by Kathy Friebis-Moras, the motion was approved and carried.

Guest Speakers: This month's speaker was Dr. Orta of Healthy Living Natural Health and Pain Management.

The office is located in Ocala. His office is offering Oak Run residents a discount on their intake assessment. Dr Orta's office offers many natural treatments for pain management and overall health.

Dr. Orta is an experienced lecturer. He lectures at various communities such Stone Creek and Master the Possibilities at OTW. He provided information about the amazing Stem Cells in our body. He informed us of what they do, how they affect our health and the advances being made in this area. He also shared information about regenerative and pain management therapies. He can be contacted at 352 732-9355.

Officer's Report: Treasurer Carol Schultz presented the report with no questions. Report will be filed.

Security Report: Brian Fischer presented the stats from the Sheriffs office for the month of July.

138 Calls for Service

7 Criminal

8 non-criminal

3 traffic stops

There are contractors who are taking homeowners money and not completing the jobs they contracted to do. Brian advised that residents not used contractors who come to your door and solicit. Reputable handymen do not knock on doors. The following are responses to questions

The peeping tom lives in Oak Run with his father. He was at the pool with an inappropriate swim suit. He was asked to leave, the police were called.

There is not a date to open the men's sauna.

There are four full time guards in the security department.

The procedure for Reps and residents is to call the DOD if they think there is someone at facility that does not belong there. In the case of criminal activity residents should call the police. The non-emergency Sheriff Office number is 352 732-9111

Old Business:

A. **Volunteers:** Assistant Secretary, Copier Chairperson and Ambassador Co-Chair.

New Business: The Farmers Market will begin again this fall. There will be three dates. They will take place at Palm Grove parking lot on the third Wednesday of September, October and November. If it rains the market can be moved in doors. There will be more vendors. If you have any suggestions for vendors please forward the information. ORAL/DECCA will be present for example Joe from customer service, DECCA Real Estate, DECCA Cable, the Bar & Grill October's market will have a hayride.

Comments from the Residents:

B. Mike Lanther Penny asked and received an answer from security about the men's sauna being opened. He also asked the board about the re-opening and he wanted to know if it was listed as one of the amenities. Ali informed him that this was a question for ORAL and that she did not believe that it was listed as an amenity. The policy is if there is anything that may cause harm to the homeowners or involves criminal behavior it will be closed. In this case the behavior is unlawful, potentially harmful to others and not what they would want for the homeowners. Ali will bring the request to management.

C. Rochelle Williamson of NBHD 21 would like clarity regarding the decorating of the NBHD entry signs. An article in the Gazette states that all holidays except Christmas should be for one day, the day of the holiday. It is a lot of work for one day. Susan Trendy's has a list that was printed December 2022. It gives the dates that the decoration should go up and be removed.

Ali will forward the list to the Reps. She explained that the restriction was made because decorations have remained up for a long time. Some other Reps commented on the type and style of the

decorations. Ali suggested that less is more attractive and it is better to stay away from plastic flowers, flags and such things.

D. Lise Lutin of NBHD 25 inquired about an automatic door for the Palm Grove Fitness Center.
Ali will inquire.

E. Donna Benz, NBHD 24, has lived on Oak Run for 23 years. She is concerned about the condition of the entrance to the Orchid Club. it has been going down since March. Weeds were growing on the sidewalk and out of the shrubs. The grass had not been cut since March. She contacted customer service in March, it was not cut on Monday. The condition is the same at the other facilities.

Ali took note.

Comments from Neighborhood Reps

F. Diane Church reminded everyone that the Health Fair will be October 25, 2025. There will be over 52 vendors.

G. Mary Erickson inquired as to the difference between Oak Run and communities that have HOA's.

Ali explained that HOA's are run and maintained by the homeowners who are responsible for all maintenance. The builder of Oak Run maintained ownership and did not hand it over to the homeowners, they maintain the facilities avoiding some of the problems that happen with traditional HOA's. The homeowners of Oak Run pay a maintenance fee not a HOA fee. The fee covers security, garbage collection, basic cable reception service, Channel 12 and the use of the facilities and maintenance of the facilities.

Comments from Directors

H. Ritch Winter inquired about scheduling a meeting with the corporate office's customer service.
Ali-An appointment can be made on the website. Please be advised that most things can be addressed from your home on the computer.

I. Kathy Friebis reminded residents that we need to support all that is going on in the community in order for these event to continue. The Bar & Grill, Farmers Market, the Health Fair, Craft Fair and other events need to be supported. The new managers of the Bar & Grill are doing a great job. they will be next month's guest speakers. She also thanked Diane for the work she is doing on the Health Fair. This year the fair will be open to the public.

J. Dave Ryan thanked the residents and Reps for coming to the General Meeting. An item that has been of concern has been the American flag at the community entrance. The flag is in need of a light. He completed what he thought to be the correct form on the ORAL website. He was informed that he needed to complete a different form because the one he completed

was not the correct form. His concern is that it was difficult to determine what form was to be used and that customer service made no effort to help they just told him to do a new form.

Ali took note.

K. Gary Behrens received two calls regarding the water being too low in the Island Club hot tub. He is not sure where the water level should be but the water was above the jets when he checked it out.

Ali will look into it.

L. Ali Inman states the following in response to request made at the Rep meeting:

1. After review of video it is apparent that the strip in the Palm Grove becomes loose from chairs and tables being dragged across the floor. The strip will be taped down until the whole floor is redone. The carpet will not be removed because it dampens sound. The carpet provides some sound proofing.
2. The Palm Grove pool lounges are on Tangi's list. There is wear that is happening to these chairs that is not happening at any other facility. People maybe sitting with things in their pockets or something else. Please report it if you see the lounge chairs being used inappropriately.
3. Malcolm will be looking into the issue at the entrance of The Fountains and speaking with Juniper regarding Golfview..

Next Meetings:

- M. NBHD Rep Mtg: September 8, 9 am @ Island Club
- N. ORHA Workshop: September 8, 1 pm @ Palm Grove
- O. General Mtg: September 10, 9 am @ Orchid Club

Motion to Adjourn:

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