

Oak Run Homeowners Association

General Meeting Minutes

February 12, 2025, Orchid Club

V2005-12.1

- 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, Doug Fawley, Kathy Friebis-Moras, Ali Inman, Dave Ryan, and Ritch Winter. 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 Wadell, Joan Farmer
- III. **Adoption of Agenda:** Ritch Winter made a motion to approve the agenda. It was seconded by Gary Behrens, voted on and it was carried.
- IV. **Minutes:** Motion to approve January's minutes was made by Dave Ryan and seconded by Doug Fawley, the motion was approved and carried.
- V. **Guest Speaker:** This month's speaker was Mr. Bryson Ritz, of Ritz Insurance. Mr. Ritz spoke about homeowners insurance in general and answered specific questions from residents.
- VI. **Officer's Report:** Report presented by Patty Wadell with no questions. The report will be filed.
- VII. **Old Business:**
 - A. Volunteer Opportunities available:
Assistant Board Secretary
Business Center Chairperson
Copier Operators
Neighborhood Reps for NBHDs #2 and #9
- VIII. **New Business:**
 - A. Resolution Amendment - Resolution 25-01-02 was enacted on January 15, 2025. The Amendment corrects the Resolution to include Mr. Paul Rebello as a Neighborhood Representative for the Preserve, NBHD 15.

Dave Ryan moved and Ritch Winter seconded the motion to accept the Amendment. the motion was carried.

- B. ORHA Treasure Roe Peluso is taking time off from her role as the ORHA Treasurer in her absence Patty Waddell will be the Treasurer.
- C. The ORHA Board approved the purchase for two new Ping Pong tables. They will be delivered next week. Paul, the president of the club will inspect and certify before use. The old tables will be removed and donated to Play it Again.
- D. The Board is reviewing the policy allowing only 15 non-resident to attend a private event. It is exploring raising this number
- E. All facilities must be cleaned after events. Attendees and event organizers must inspect and clean after all events. Popcorn, in any form, is not allowed in the Palm Grove.

IX. *Resident's Comments:*

- A. Steve Garvey, NBHD 5 - There are 9 foot trees at the entrance of his community. The trees scrap the top of his RV and trucks driving pass. Ali took note. She informed him that tree trimmers were contracted to take care of trees once or twice a year. She will discuss with Malcolm.
- B. Tim Opdyke, NBHD 9 - He is reporting that the toilet in the Palm Grove men's bathroom is broken. It is completely loose from the floor. He asked for an update regarding the missing amplifier. Ali informed him that Corporate would need a day or two to review the video. Tim suggested that a Police Report be made. This would allowed the local police to activate the Pawn detail. Ali reminded everyone that an incident report must be filed with ORAL in situations such as this and that ORAL does not replace items that "walk off".
- C. Patricia Thomaszewski, NBHD 5, addressed the path from the Handicap parking to the entrance of the Palm Grove. Presently there is no direct path. The parking close to the entrance is for golf cart. She is requesting that it be looked into and possibly be reconfigured to allow a direct path from the handicap parking to the building.
- D. John Stewart, NBHD 9, inquired about the reopening of the hot tubs. Ali informed him that they are open. He inquired as to questioned to whether or not he needs ARB approval to put up a Dish from dish Network. He wants to know why Dish is allowed and antennas are not. Ali informed him that Antennas are allowed in the attic. She will find out what the difference between the two and get back to him.
- E. Jane Root, NBHD 15 - The irrigation system behind her home is not working. She has seen the sprinklers come on down the block but not behind her home. She should go to oakrunflorida.com to complete the correct paper work. If she does not get a response she should contact

customer service via email. Paul Rebello, confirmed the problem. Ali asked him to send her an emailed giving the exact location and she will followup.

X. *Neighborhood Rep Comments:*

- A. Mary Erickson, NBH 14 - Her concern is the lack of attendance at the General meeting. She would be willing to work with someone to do some form of outreach.
- B. Larry Brewer, NBH 13 - The Agenda should be on-line prior to the meetings. This may encourage residents to come to the General meetings.

XI. *Director's Comments:*

- Ritch Winter - The Director-on-Duty schedule for the first quarter 2025 is posted. The new dolly purchased by the board for the Reps to use for transporting the Gazettes. It will be stored in a locked room.
- Dave Ryan- Thanked those golf cart drivers who double parking their carts. He inquired about the condition the pools. Ali assured us that the pools are taken care of year round.
- Kathy Friebeis - She is taking suggestions and recommendations for guest speakers.
- Gary Behrens - The response to the group asking to be a committee has been sent out. Who is responsible to inform Envera that an event is open to non-residents? The Chair should send an email to Ali and security. The Ambassadors will deliver the newsletters to NBHD 2. He has a person who wants to volunteer to deliver NBHD 9 newsletters. He was told to have the person attend the next Rep meeting.
- Ali Inman - There were only 2 issue brought up at the last general meeting:
 - 1. Envera contact number 877 936-8372. Corporate has been in touch with Envera regarding issues with EMT getting through the gate. Envera was not aware of any issues. EMT has a system that gets them in within seconds. Home owners are not providing their guest information to Envera. This slows the process down and holds up the line. She reminded everyone of the new system that will provide your guest a QR code to enter the gate. If you are having any problems please contact customer service on line or by phone. The contact person is Joe Cortes at 352 854-6010 ext 450.
 - 2. The corporate office is now open Mondays and Fridays 9am to 11am, Wednesdays 2pm to 4pm by appoint only. Appointments can be be requested by going to the ORAL web page.
 - 3. The Bar and Grill will have a Valentines Dinner on February 14, Trivia Night is February and Steak Night is February 22. Reservations must be made by calling 352 861-1818 ext 2.

4. Island Club flooring has been ordered. The affected areas will be replaced as soon as the order comes in.
 5. Malcolm will look at the Horse shoe courts.
 6. Tangie will order the Timbergate east entrance sign.
 7. The reported sink hole in NBHD 20 is not a sink hole. It is a County issue, they need to make the repair. Corporate is aware of it and will make sure that it gets taken care of.
 8. The mulch is replaced every year. There is no ant problem because it is pre-treated mulch in addition it gets treated periodically.
 9. Malcolm has planted bushes around the pipe that sticks up at the Palm Grove parking lot. The pipe cannot be removed.
 10. Numerous roofing people have looked at the roof at The Palm Grove. They have not been able to find the source of the leak. She is requesting that if it starts to leak again that something be placed under the leak.
 11. NBHD 1 purchased their entrance sign. If the residents are interested in replacing the sign they must contact community services and request a price to replace it. The Rep can then collect to money from the residents to pay for the sign.
- Linda Skowronski - The next NBHD Rep meeting will be March 3rd at 9am in the Island Club. The next ORAH Board Workshop will be March 3rd at 1pm in the Palm Grove. The next General meeting is March 12th at 9am in the Orchid Club.

XII. Motion to Adjourn:

Motion to adjourn made by Ritch Winter and seconded by Kathy Friebis-Moras. All were in favor the meeting was adjourned.