

Oak Run Homeowners Association

General Meeting Minutes

January 15, 2025, Orchid Club

- I. **Call to Order:** Tom Osborn called the meeting to order, welcomed those present. He led the Pledge of Allegiance and read the ORHA Mission Statement.
- II. **Roll Call:** Directors Present - Tom Osborn, Mickey Hoey, Linda Skowronski, Gary Behrens, Kathy Fribis and Dave Ryan. Directors absent - Doug Fawley. A quorum was established.
It was moved to approve Quorum by Mickey Hoey and seconded by Linda Skowronski. Motion carried and quorum established.
- III. **Adoption of Agenda:** Mickey Hoey made a motion to approve the agenda, seconded by Linda Skowronski and it was carried.
- IV. **Minutes:** Motion to approve December's minutes was made by Linda Skowronski and seconded by Dave Ryan, the motion was approved and carried.
- V. **Treasurer's:** Report presented by Roe Peluso, with no questions. The report will be filed.
- VI. **Resolutions:**
Certify the 2025 Election of the ORHA Board Members and Neighborhood Representatives;
Directors Elected to 2 year terms: Ritch Winter, Kathy Fribus-Moras and Gary Behrens. Continuing Directors: Doug Fawley, Dave Ryan, Linda Skowronski and Ali Inman. Motion to Certify the Election made by Ritch Winter and second by Mickey Hoey.
 - A. **Resolution 25-01-03** Motion to Appoint Committee Chairpersons for 2025 Session. Resolution was presented by Linda Skowronski. L. Skowronski moved to have the Resolution approved it was seconded by Ritch Winter, motion voted on and carried.
 - B. **Resolution 25-01-02** Motion to Appoint Elected Neighborhood Reps for the 2025 Session. The Resolution was present by Dave Ryan. D. Ryan moved to have the Resolution approved it was seconded by Linda Skowronski, the motion was voted on and carried.

C. **Resolution 25-01-01** Motion to Appoint Elected Director/Officer for the 2025 Session presented by Tom Osborn and seconded by Mickey Hoey voted and carried.

VII. Oak Run Associates, Ltd Security Report: No report this month.

VIII. Announcements:

Newly appointed President, Linda Skowronski - The 2025 Board is committed to work with the past Board and presidents and directors we want to improve communication with and in partnership with the residents is our focus for this year.

IX. Resident's Comments:

- A. Paul Pickard, Neighborhood 16, would like an update on the Ping Pong Tables and the lights in the Orchid Club. They are presently using portable lights which he states are a wire hazard. R. Winter shared that there are 3 tables that are in bad condition, he is working on getting them removed. Next month he will propose to the Board that two new tables be purchased. He estimates that the cost will be \$500.00 each. Ali Inman addressed the issue of the lights. Tangie is working with the electrician to get it resolved.
- B. Tim Opdyke, NBHD 9, inquired about the reopening of the men's sauna. Management does not have a date for the reopening of the sauna. This is in response to the inappropriate behavior and mis-use of the sauna by a group of residents. They are working with the Sheriff's office regarding the matter. Ali apologized for the fact that it has to remain closed. She got an up-date from the office informing her that the doors to the sauna were vandalized over the weekend.
- C. Amy Beck, NBHD 24, She would like the secretary to make an amendment to the list that list her as the Ambassador's Chair. She states that it is incorrectly listed this way in the 2025 Directory. She is the Co-Chair with Lori Nastos and would like it referred to this way. Motion made to amend the minutes. Motion Second and carried. t.
- D. Karen Hater, NBHD 24, would like clarity as to which Facebook page is the official Oak Run page. Oak Run We are Community Facebook page states that it is the official Oak Run page. Linda Skowronski clarified that there are three officially sanctioned Facebook pages: Oak Run Happenings, ORHA Oak Run and Oak Run Commercial. The official web site is oakrunflorida.com. This can be found in the news letter.

E. Larry Johnston and Tom Osborn provided an update the clothing drive conducted by Oak Run residents. It was a joint effort of the Upper Midwest, Upstate New York, Pickle Ball, Baby Boomers and the Italian American Clubs. The out pouring was great, much more than expecting. The clothing was collect for the victims of the hurricane in North Carolina. Because of the efforts of donors who gave money for the truck and 4 volunteers who drove the truck, they were able to secure the rental of a 26 foot truck and drive the truck full of clothing to a charity in North Carolina.

X. *Neighborhood Rep Comments:*

A. Betzy Duffy, NBH 3 - Over the holidays there was a house fire that destroyed a home in Neighborhood 3. The home owner is doing the well. Her husband was in the hospital when the fire took place. Neighbors did come out to help her. On the day of the fire, when the Fire Department arrived at the home it took them over 5 minutes to get the hydrant unlocked. Any delay can be detrimental in a fire. This can be resolved by having the hydrants serviced. The fire department will come out to check the hydrants to make sure that they can be opened. They will do this upon request. It is her understanding that this has never been in Oak Run before. Ali will turn this information in and see what can be done. Ms. Duffy is also requesting that the original dolly be returned. The wagon that has replaced the dolly for transporting the boxes with the news letters to their cars weighs over 50 pounds on its own. With the boxes in it, it was very difficult to get through the door. The change was made by Oak Run. Ali will follow up with this issue.

B. Amy Beck, NBH 24 - The Ambassadors is requesting the Board to facilitate communications between the community and their program. There will be insert that they are requesting that an insert be put into the February News letter with information about the Garage Sale. They will help with the distribution in the Neighborhoods that do not have Reps. The Garage Sale is open to the public. Registration is \$5.00 cash. There is a \$20.00 refundable deposit for the sign.

XI. *Director's Comments:*

- Ritch Winter - Welcomed the new Board members Gary Behrens and Kathy Fribis. He reports that there was a water main break in Crescent Oaks. The water was gushing out into a residents lawn and the road. Brian Fisher was contacted, within minutes his department was out to address the issue.

- Dave Ryan- In this new year we are working to improve communications. He thanked the Oak Run Associates for the quick response to his request made on the customer service page, the new arrangement of a door in the mens bathroom in the Orchid Club, the replacement of a loose ceiling tile in the Palm Grove and the quick repair of a running toilet. He also thanked the Reps for all that they do.
- Kathy Friebis - Thanked Tom Osborn for stepping in as President when he did, Micky Hoey for her service and Ali Inman for answering questions that she has probably heard many times. She is excited to serve and is available to the residents and Reps by email or phone.
- Gary Behrens - Is new to this Board, but has a diverse background which includes being on other HOA boards. He is looking forward to working on this board and will be available by phone and/or email. He strongly believes in strong communication channels. He also thanked Tom Osborn and Mickey Hoey for the work they've done.
- Ali Inman - There were only 2 issue brought up at the last general meeting.
 1. Branches down in Crescent Oaks South on Hole 10, has been addressed.
 2. The lights in the Orchid Club are being worked on by Tangie.
 She thanked Tom Osborn and Mickey Hoey and stated that it was wonderful working with them. She looks forward to working with Kathy who has been on the board before and is passionate about serving our community. She is looking forward to working with everyone on this new board. She reminded everyone that the farmer's Market needs the support of the residents to continue.
- Linda Skowronski - She is looking forward to improved communications and partnerships with the residents of Oak Run.

XII. Motion to Adjourn:

Motion to adjourn made by Dave Ryan and 2nd by Gary Behrens. All were in favor the meeting was adjourned.