

# Oak Run Homeowners Association

## General Meeting Minutes

July 9, 2025, Orchid Club

V2025-07.1

- 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, Kathy Friebis-Moras, Ali Inman, Doug Fawley and Ritch Winter. Directors Absent- Dave Ryan. 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 - Carol Schultz, Joan Farmer
- III. **Adoption of Agenda:** Ritch Winter made a motion to approve the agenda. It was seconded by Doug Fawley, voted on and it was carried.
- IV. **Minutes:** Motion to approve last months minutes was made by Doug Fawley and seconded by Ritch Winter, the motion was approved and carried.
- V. **Guest Speakers:** This month's speakers were from Senior's Working Together and the Neighborhood Watch.
  - A. Neil Reese from SWTOR, provided a very informative presentation and answered specific questions from residents. Neil, a former Board President, has over 30 years of experience in the Waster Management industry. The group has made substantial gains. This is a long term project that needs the support of all the residents. It is important to stay informed by attending the town hall meetings. Residents should call the hot line at 352 783-2185 when sewage odors are detected.
  - B. Roger Januchowski the former head of the Neighborhood Watch, the Sheriffs office changed the format recently for their Citizens. The patrol car is no longer located at our local office. It is now located in the main substation and all volunteers can patrol any community. As a result anyone could be assigned to our community. Oak Run Neighborhood Watch program would like to revitalize its program. They are in need of more members.

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

VII. **Security Report: Security Report:** Brian Fischer presented the stats from the Sheriffs office for the month of May with no questions.

125 Calls for Service

- 4 Criminal
- 4 non-criminal
- 5 traffic stops

Brian responded to comments that there is no security in Oak Run. He states that Oak Run security are not Police officers. They do check the pools and ask people to show their badge. They will ask people to leave if they do not have a badge/ bracelet . They write down the time that they check facilities. There are 25 to 30 checks a shift. If there is a criminal situation do not call security call the police. This community like any other community is not a fortress. This is the safest community in SW District and SW District is the safest district in Marion County.

VIII. **Old Business:**

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

IX. **New Business:** ORHA Name Change

Linda informed the residents of the reason for the name change. The quote for the liability insurance was \$22,000. The reason is because Home Owners Association is in the name. This organization is not a HOA as described by the statute. We are a recreational, social and cultural activities group, as described in the mission statement. It will affect amenities fees paid by residents. Those fees go to DECCA/ORAL. The board will be meeting to discuss the new name. There will be meeting in order to get the information to the residents.

X. **Comments from the Residents:**

- A. Penny Batchelder, Laurel Oaks. Her home backs up to the Green belt. She is very concerned about the traffic on the fire road, She has lived here for 12 years. Over the past two months there have been 4 cars driving quickly, kids on golf carts and dirt bikes traveling on this road.

Ali suggest that she contact the Sheriff Office at the time that it is happening because it is taking place off of Oak Run property.

- B. John Anderson, Laurel Oaks. He is representing the Pickle Ball Club. They are waiting for a response to the request about the nets that will separates the courts.

Ali will get back to the club president regarding this matter.

- C. Mary Stimson, Pleasant View for the 15 years, this issue has been going on since she moved here. There is a right of way next to her home. It is not maintained. The grass is very tall and is unkept. She and her husband maintain a lovely yard. She is asking that it get mowed at least once a month.

Ali will look into it

- D. Linda Walters, Bay Tree Greens. She thanked Ana and SWTOR for the work that they are doing. She would like to see the Board be 100% behind them. She would like to write an article about this issue for the newsletter. She would estimate that 60% of the residents have no idea about this issue. She would like to see Mr. Miller participate.
  - E. Rachelle Williamson, Bay Tree Green. The pools have not been maintained. There is black algae in the pools. There is concerned about safety.
- Ali took note.
- F. Joe St Lawrence, Tower View. He is asking everyone to support SWTOR and call in when they smell sewage.

#### XI. Comments from Directors

- A. Ritch Winter reminded everyone that Oak Run is not HOA.
- B. Kathy Friebis explained that the Board is moving forward with the name change because we are not a traditional HOA. We do not own or maintain the buildings nor do we pay for liability insurance for the public spaces.
- C. Linda Skowronski emphasized the need for volunteers. The events that take place here including the greatly executed 4th of July program and Bingo are organized by volunteers. Many volunteers have been working for years. New volunteers are needed. She also reminded everyone that they can get more information about SWTOR from their web page [Seniorsworkingtogether\\_oakrun.com](http://Seniorsworkingtogether_oakrun.com).
- D. Doug Fawley stated that there will be Donut Drop In this weekend. Several groups will be selling tickets.
- E. Gary Behrens expressed the importance of the name change. He has started reviewing the process that must take place in order to change to name. it is a substantial undertaking. We will have a preliminary plan in place. We hope to have something to present next month.
- F. Ali Inman states,
  - 1. NBHD 8 Street sign replacement project is being worked on. They are assessing each sign. The entrance is a little different from other entrances. Malcom will spruced up in the entrance in the fall. The tree growing out of the drain will be removed this week.
  - 2. NBHD 5 the trees in the DRA are trimmed once a year in the non-growing season for mowing access.

3. NBHD 15 had a sprinkler problem. Malcolm spent a couple of days with the company observing them fixing a main line break and checking the irrigation system.
4. Connie Kramer mention a property in NBHD 20 that needed to be brought back to full maintenance. Malcom will have to check on that because she has it listed as turf only. It will be changed if it needs to be.
5. The speed bumps will not be painted yellow.
6. The trees on the Blvd are trimmed as needed. If there is a specific spot or tree that needs attention please provide the location so it can be addressed.
7. Lynn Douglass from NBHD 20 reported a house that she is very concerned about because it needs a lot of attention. The property has been added to the abandoned property list.

XII. Next Meetings:

- A. NBHD Rep Mtg: August 4th, 9am @ Island Club
- B. ORHA Workshop: August 4th, 1 pm @ Palm Grove
- C. General Mtg: August 13th @ 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.