

# Oak Run Homeowners Association

## General Meeting Minutes

March 12, 2025, Orchid Club

V2025-03.1

- 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 Friebe-Moras, Ali Inman, Dave Ryan, and Ritch Winter. Directors Absent- Doug Fawley. A quorum was established. It was moved to approve Quorum by Gary Behrens and seconded by Dave Ryan. Motion carried and quorum established. Non-voting members present - Patty Waddell, Joan Farmer
- III. **Motion to Adopt of Agenda:** Gary Behrens made a motion to approve the agenda. It was seconded by Dave Ryan, voted on and it was carried.
- IV. **Minutes:** Motion to approve previous month's minutes was made by Kathy Friebe-Moras and seconded by Ritch Winter, the motion was approved and carried.
- V. **Guest Speaker:** Dr. Braddom of Charter Research. Dr. Brandon is a semiretired Medical Doctor and former Medical School Professor. Dr. Braddom spoke about Clinical Trials, Dementia and Alzheimers. He also provided coffee and donuts. Charter Research conducts clinical trials to test innovative new treatments. They presently have 25 open trials. The trials are Double Blind Trials, which are monitored by the FDA and the sponsoring Drug Company. There are 100 known causes of Dementia. In the United States 60% of Dementia is Alzheimers.
- VI. **Officer's Report:**
  - A. Treasurer Patty Waddell presented the report which was read by Linda with no questions. Report will be filed.
- VII. **Security Report:** Brian Fischer presented the stats from the Sheriffs office for the month of February:
  - 79 Calls for Service
  - 9 Hang ups
  - 3 Alarms answered

- 39 Information Noncriminal civil calls
- 2 Assault and Battery
- 12 Assist other agency
- 2 Domestic
- 2 frauds
- 7 Welfare checks
- 7 Noncriminal Reports
- 15 Traffic Stops
- Nothing out of the ordinary even with the gates not working.

#### **VIII. Old Business:**

- A. Volunteers are needed for Assistant Board Secretary, Business Center Chairperson, Copier Operators and Representatives for NBHDs #2 and #9.
- B. Each group is responsible for the cleanliness of the venue and the condition of the equipment that they use. If equipment is damaged it must be reported to the DoD. It must be left the same way it was found.

#### **IX. New Business:**

- A. The Directors met with Mr. Miller. The meeting was very informative. He had the opportunity to share his vision for the community with the Directors. He got to know the them and they to know him.
- B. Standing Committee Report presented by Linda for Bingo. Over the past year Bingo increased attendance by 8% and increase revenue by 15%. The increase it attributed to the added food offerings and free raffles. For the month of April there will be a raffle for Bingo supplies and 50 weeks of Bingo cards worth \$10.00 each, totaling \$500.00 worth of Bingo cards. The cost of raffle is \$5 a ticket.

#### **X. Comments**

- A. Comments from the Residents:
  1. Andy Alloro, Timbergate, commented on the condition of the waterfall at the Oak Run 200 entrance, specifically the black mold. Ali informed him that maintenance for the waterfall is scheduled to take place within the next two weeks.
  2. Patricia Thomaszewski, Hillside, informed the group that a worker from SECO opened her storm door as she was opening her front door. She states he was trying to enter her home. She call the DoD, her NBHD Rep and security but was unable to get a response. She was informed that the correct thing to do is to call the Sheriff's office.
  3. Ana Warga of Seniors Working Together Oak Run, states that there are only 18 months left to address the expansion of the Wastewater

Treatment facility. More information can be found at [www.seniorstogetheroaken.com](http://www.seniorstogetheroaken.com). Residents should call 352 307-6000 immediately when a sewage odor is detected anywhere in Oak Run. Be sure that a report is taken. You, the caller, will not be charged. The calls are effective and are used to assess the extent the problem. There will be a Town Hall meeting at Orchid Club on April 5.

B. Comments from NBHD Reps:

1. Lise Lontin, NBDH 25, inquired about how long before new residents get the Gazette emailed to them. She was told to email Corey at [cruef@deccahomes.com](mailto:cruef@deccahomes.com). When will the car gate tags for new residents and new cars be working. Ali said that is the only part of Envera that is still not working. They will call everyone affected once they get it up and running. She also inquired about new residents getting their welcome packets at their closing. She was informed that they will get their packets once the deed is recorded at the Tax office.
2. Sally Barclay, NBHD 13, spoke about proposed legislation "The Fallen Tree Act". The legislation would end the no-fault status. It would place the blame on the property owner of where a fallen tree, branch, or shrub originates.
3. Joe St Lawrence, NBDH 2, commented on the condition of the Decca building which is in bad condition and the mess around it needs to be cleaned up. He also commented on the homes around the Decca office in NBHD 2 that need repair. He states that a committee should be formed to repaired these homes. Linda informed him that it will be discussed at the next Directors Workshop. He is interested in becoming NBHD Rep but is concerned that Reps do not get the support of ORHA
4. Mary Erickson, NBHD 14, The TV's in the gym are not working. Ali informed her that the TVs were repaired yesterday. Mary said they were not working this morning. Ali will inform Decca. Ali also shared a flyer with directions on how to use your phone to get the TV's audio.
5. JoAnn Keane, NBHD 18, commented on the large number of contractors soliciting in her NBHD. Ali has addressed this in this months and/or next months news letter. Ali suggested that residents email the name and number of the company to [orcs@deccahomes.com](mailto:orcs@deccahomes.com) so that the companies can be contacted. It was also suggested that residents get a card and information about the company before asking them to leave.
6. Susan Trendy's, NBHD 22, would like to have advance notice of the scheduled speakers. She would include it in her NBHD newsletter. She believes there would have been more people in attendance if she was able to share the information with her NBHD. Next month will be the

Marion County Sheriff's Office. Linda informed her that the Board will try to post it in advance.

A. Comments from Directors:

- Ritch Winter: There is a procedure for the Reps to use the dolly. Reps can give feed back on it worked afterwards. The two new Ping Pong tables are set up and are in use. The third table will be purchased.
- Dave Ryan: "Watch-out for your Neighbors" If you do not see your neighbor check in with them. His NBHD is very close they take care of one another. This is one of the great benefits of living in Oak Run.
- Kathy Friebis-Moras: She invited Joe from NBHD 2 to speak with her regarding becoming a Rep. She is open to suggestions for Guest Speakers and help with getting the information online.
- Gary Behrens: The Board will be reviewing the current Policy and Procedures, Covenants, By-Laws, Articles of Incorporation and Restriction to address any contradictions. The Policy and Procedures will be corrected to address the contradictions. The completed document will be placed on-line so that all clubs, committees and residents will know procedure and how the Board makes decisions.
- Ali Inman- She confirmed that the changes referred to by Gary would only be for the Boards Policy and Procedures, which can be changes without a vote. The Rep for NBHD 11 expressed concern about violations in NBHD 11 in response ORAL will be witting these violations up. Ali suggested that the Rep speak with the residents that they feel comfortable speaking with and make them aware of the violation. This goes for all the NBDH Reps. Reps should also send violations to the ORAL office. The names the person reporting is never shared. If you are not getting email notification regarding Newsletter pickup please email Cory at [cruef@deccahomes.com](mailto:cruef@deccahomes.com). The subject line of the email reads "Oak Run's (the month) Newsletter". NBHD 14 mentioned that the large rocks at the entrance were painted white. If anyone has any information about who painted the rocks they should give Ali the information so that it can be addressed. Ali made a correction regarding placing an ad in the Gazette. The correct contact person is Chuck Stein at [oakrunnewsletter@DeccaCable.com](mailto:oakrunnewsletter@DeccaCable.com). The trees at the entrance to NBHD 5 trees were trimmed on February 28. The toilet in the men's bathroom in the Palm Grove has been repaired. The Handicap Parking at he Palm Grove cannot be changed because it has been engineered to connect the Handicap spots to the most direct path to the nearest official crosswalk.

**XI. Next Meetings:**

- April 7, 2025 at 9am NBHD Representative Meeting at the Island Club
- April 7, 2025 at 1pm ORHA Board Meeting at Palm Grove
- April 9, 2025 at 9am General Meeting at the Orchid Club

**XII. Motion to Adjourn:**

With no more business to conduct the meeting was adjourned.

Respectfully submitted,

*Joan Farmer*