

# Oak Run Homeowners Association

## General Meeting Minutes

September 10, 2025, Orchid Club

V2025-09.1

**Call to Order:** Linda Skowronski called the meeting to order and 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, Doug Fawley and Ritch Winter. Directors Absent- None. It was moved to approve Quorum by Gary Behrens and seconded by Dave Ryan. Motion carried and quorum established.

Non-voting members present - Carol Schultz, Joan Farmer

**Motion to Adopt of Agenda:** Linda made a motion to approve the agenda. It was seconded by Ritch, voted on and carried.

**Minutes:** Motion to approve previous month's minutes was made by Ritch and seconded by Dave, the motion was approved and carried.

### **Guest Speaker:** Oak Room Bar & Grill.

The managers of the communities Bar & Grill, John and Nikki Bonk, recently moved to Ocala from Central Florida. The couple is slowly making changes to the menu as they get to know the community. Initially, they were having a problem getting fresh foods. They have secured several sources for better fresh food and meat from out of town. This will allow them to offer more options such a vegetarian meals. Under the previous management the kitchen used a heat and serve method. They are moving away from this. The community can look forward to Prime Night continuing, Fish Fridays, Saturday Pasta Nights, specialty cocktails and other special nights. They have plans for a Breakfast menu, home delivery and poolside delivery. The Bar & Grill will continue to have a full catering menu. They have plans for noise reduction and for the use of the outdoor spaces in the front and out back.

### **Officer's Report:**

Treasurer, Carol Schultz, presented the report with no direct questions. Report will be filed. There were general questions. Residents want to know where they can see the itemized report. They would like it to be on line. They were informed that summary is filed in the library. They requested the full report be available in

the library. The treasurer will put the complete monthly report in the library. It will not be posted online at this time.

**Security Report:** Brian Fisher did not present the stats from the Sheriffs office for the month of August but will have it for next month's meeting. He reminded residents that everyone should wear their bracelets while at the pools. The Security Dept. has new guards who are not yet familiar with everyone. If you are asked to show your bands please do not get upset. The guards are doing their job.

### **Old Business:**

Volunteers are needed for Assistant Board Secretary and Copier Chairperson. Name change update Gary Behrens - An attorney will be hired by the Board and there will be a new procedure that allows for the vote to be made by secret ballot. He will be the only one collecting and counting all the ballots. At the two NBHD Name Change meetings he has had to explain that he and the Board are not employees of ORAL and that the Board does not get any homeowner fees. Finally, Mr. Miller will provide a letter stating that the only thing that will change is the name, nothing else. One of the issues of concern is getting in touch with all of the snowbirds. He needs the NBHD Reps to give him the names and contact information of the snowbirds who live in their NBHD.

### **New Business:**

The Nashville Beat Club is now Beat Junction. The club is a pattern dance club that is inclusive of both couples and singles, it changed its name to reflect this. The club meets Fridays at 6:30pm. The community has a new club, the Softball Club. They are looking for new members/players. Anyone interested should contact Linda and Lloyd Ogilvie.

### **Comments**

Comments from the Residents:

Henry Hanscom, Woodside, the portion that butts up to 81st Avenue did not get a fence. Barbed wire was put on the fence in the 1990s' after the Screwdriver bandit incident but it did not extend to Woodside. He feels that Woodside is the forgotten NBHD. He has mentioned this to Malcolm. His second concern is the DRA. He was informed that the DRA's get mowed twice a month. They are only being mowed once a month. They used to do the edging up to 115th Loop, they no longer do so. The area looks very shabby.

Marie Govan, Fairway Oaks, has been a NBHD Rep for 5 years. She resigned the position for the following reasons. She states that she was told she needed to apologize to a committee chair person after she addressed concerns to the Board. She commented on the the minutes not being posted in a timely manner

and a standing committee was not following their Policies and Procedures. In addition, an email was sent to NBHD Reps that said she did a mean girl attack. She requested that her resignation letter be attached to the meeting minutes. Sparky Arbuckle, Eagles Point, would like to know why the owners of the vacant lots in Eagles Point are not held to the same standard as the homeowners. The residents pay a lot and put a lot of effort into keeping their property up. The vacant lots are not mowed on a regular basis and often do not look good. She and others who live next to the vacant lots have to see it and it does not look good, the grass is often over 2.5 feet tall. This has been going for years. She suggests that management maintain the lots and charge Triple Crown.

Ali agreed that the residents do take care of their homes. She spoke with Mr Plunkett on Monday. He said they would be here yesterday. It rained yesterday. He called to inform her that they would be here today, what they do not get done today will be done on Friday. She told him that the lots are not being taken care of in a timely fashion. She asked Sparky to keep you updated. She will speak with Chuck to see if there is something more that can be done.

Joan Farmer, Eagles Point, inquired about the indoor pool being heated in the summer and the stage lights not working at Palm Grove.

Ali states that pool is heated all year round. Tangie is aware of the electrical problem at the Palm Grove and it is on the list.

Joe St Lawrence, Towerview, wanted to say that a good job was done in NBHD 1.

Tom Cernera, and his family have sold over 500 homes in Oak Run. He states that no matter what the name is if new home owners are not educated as to difference between this community and a HOA there will still be confusion.

Mike Lathan, Timbergate, would like to know when do the issues that a brought up at the general meetings get addressed. His specific concern is the men's sauna. He brought it up last meeting but did not feel that it was addressed. He reviewed the amenities and the gyms are listed. The sauna is a part of the gym and therefore an amenity. He states that management did nothing to address the problem, they chose to close the sauna instead.

Ali informed him that if there are questions or issues that are not addressed the General meeting she addresses it at the next NBHD Rep meeting. If individuals have issues that are not addressed they can contact her. The sauna issue was addressed at the last meeting. The sauna is not listed as an amenity. She is sorry that it has to be closed but it will not be re-opened until management assess that it is safe.

Brian informed him that actions were taken, people were trespassed and the Sheriffs office contacted.

Comments from NBHD Reps:

Mary Erickson, NBDH 14, the door by the Palm Grove gym is not staying closed. Diane Church, NBHD 15, reminded everyone that the Ambassadors will be having an event about the Health Fair today at 12:00 to 3:00.

JoAnn Keane, NBHD 18, inquired about a timeline for the re-opening of the indoor pool.

Ali is unable to provide a time because of weather and other possible delays but assured her that they will get it done as quickly as possible.

Tangie the side patio will be removed and re-poured, all the sliders will be removed and replaced, not all the sliders will move, an exhaust system is being put in, the pool decking is being refurbished, new patio furniture, and the land scanning will be refreshed. No chair lift.

Comments from Directors:

Ritch Winter: There are two sides to the financial statement the liquid assets and fixed assets. The fixed assets are the 90 items that we own around the community. We have about \$90,000.00 in fixed assets.

Dave Ryan: There are events happening around the community this week. He highlighted a few things such as Horse Shoe starting this week and the PACOR play "Where Did We Go Wrong" that will have performances October 10, 11 and 12th. The play is very relatable it is about a retired couple living in Miami, everyone is invited.

Kathy Friebis-Moras: There is an event on October 18, the free tickets will be available at the Donut Drop In. Congressman Byron Donalds and Jeff Childers will be speakers. The Health Fair will be October 23 at the Palm Grove. The Fair will be open to non-residents.

Gary Behrens: The Soft Ball Club is looking for players. All that are interested should contact Loyd, Linda or him. The insurance covers the Board and the standing committees. The Board is looking into getting insurance for the Clubs.

Ali Inman: This Wednesday will be the first Farmers Market of the fall. The market will have representatives from every department of management. There will be around 25 venders and prizes. The market is open to the public. If the community does not support the market it will be discontinued. There must be support for the vendors .

The Orchis Club speakers are on the schedule, it will be taken care of. Ritch and his wife drove the Boulevard and identified every light was out. The problem appears to be a timer issue.

The Horseshoe pits may not get the extensive work that was requested but it will be edged, mowed, sprayed and whatever else Malcolm finds necessary. Malcolm will look at and take care of the Hillside West common area.

The DRA at the East gate is done on a different schedule with different type of equipment. It is on the schedule to be mowed. Please keep her updated.

The homeowner with the Port-a-Potty is doing extensive work done on their home. Management will address the issue with the homeowners. They will be asked to get the work done quickly or removed the Port-a-Potty until they being the work again.

There is a list of names of homeowners who are concerned about the name change. They are requesting that an attorney be hired, this will be done. The Board voted to hire an attorney at Monday's workshop. Mr. Miller states that they will provide a letter from their attorney who specializes in Florida HOA and Condo law, and the revisions will not have any impact whatsoever on the rights or obligations of the community, the amount or how it is calculated. The deed restrictions states that your monthly service fees cannot go up beyond the CPI. The second request was for a public forum with the attorney. She reminded the residents that this was done before. The Board hired an attorney who came to a meeting at the Palm Grove Club and it was a screaming match. He answered the questions but the homeowners appeared not to be satisfied with the answers. She does not think the forum is a productive idea but she will support the Board. The third item is a January election with official secret ballots. The Board is working on a way to accomplish this. It will be different but will be something that they will be comfortable with.

There are 43 Deed Restrictions for the 25 NBHDs. This is because some NBHDs have more than one. Nothing will be changed except the name. This group is not a Home Owners Association. Having the name HOA is confusing and opens the group up to being sued, higher insurance rates and other issues. It needs to be done. The change will cost \$40,000.00 but once the change take place it will not cost this much in the future. This is an additional reason to make the change. She suggests that each NBHD meeting should be for residents only.

**Next Meetings:**

- October 6, 2025 at 9am NBHD Representative Meeting at the Island Club
- October 6, 2025 at 1pm ORHA Board Meeting at Palm Grove
- October 8, 2025 at 9am General Meeting at the Orchid Club

**Motion to Adjourn:**

With no more business to conduct, Ritch made a motion and Gary second the motion to adjourn. All were in favor and the meeting was adjourned.

Respectfully submitted,

**Joan Farmer,**  
recording secretary.