

OAK RUN HOMEOWNERS ASSOCIATION
General Meeting Minutes - Orchid Club
January 14, 2026 @9am

1. Meeting was called to order by Gary Behrens at 9:00am. Gary welcomed board members and attendees, then led pledge of allegiance.
2. Board of Directors roll call was made by Tony Picone – In attendance: Gary Behrens, Linda Walters, Rich Winter, Kathy Friebis, Robert Schmidt, Michael Nugent, Michael Sutton, Ali Inman; Non-Voting Officers Present: Tony Picone (secretary); Guests Present - Tangie Martinez;
3. A quorum was acknowledged by Rich Winter and seconded by Kathy Friebis.
4. A motion to accept the General meeting agenda was made by Rich Winter and seconded by Kathy Friebis; Motion passed by the Board

Mission Statement: Our primary purpose is to organize the recreational, social and cultural activities desired by the residents and to facilitate discussion and communication among the members and management of Oak Run.

5. A motion to approve the minutes of the previous meeting by Rich Winter and seconded by Kathy Friebis; Motion passed by the Board
6. **Officers Report:** Rich Winter gave the Treasury Report, Rich is the fixed asset lead – total assets = \$33,946.01
7. **Old Business:** A call was made for a volunteer Assistant Secretary and Copier Chairperson.
8. **Resolutions:**
 - Resolution 26-01-01 Motion to appoint Committee Chairpersons for the 2026 season.
 - Resolution 26-01-02 Motion to appoint Elected Neighborhood Representatives for 2026
 - Resolution 26-01-03 Certify the 2026 Election of the ORHA Board of Directors
 - The first two resolutions were tabled to provide sufficient time to fill in missing information and close gaps. These resolutions will be taken up at the February 2nd Board Workshop.
 - A motion was made to adopt resolution 26-01-03 by Rich Winter, seconded by Linda Walters and approved by the board. Ali Inman will be retiring at the end of February 2026, Tangie Martinez will replace her in March. An updated resolution will be addressed at that time.
 - The cost of the donuts for Donut Drop has increased from \$16.99 to \$19.99 effective immediately. This would create a need to potentially increase the sale price from the current \$3 for one donut and \$4 for two donuts to \$4 for one donut and \$6 for two donuts. Any decision to do so was tabled to provide time to look into alternative options and pricing. The motion was made and seconded by Rich Winter authorizing the Treasurer to pay the increased acquisition cost until such time as the board can decide on future options and costs.
9. Oak Run Associates LTD - Security Report: Brian Fisher – Brian is on vacation. No security report was given for the current month and will be incorporated with the February General Meeting Report.
10. **Comments from Residents:**
 - Donna Schwan - Neighborhood 4: Question on security: Was approached by an unsolicited vendor from Direct TV. She called Brian Fisher and received no answer, she questioned Brian's competence, also wondered who's in charge. Tangie Martinez explained that Oak Run is very safe and sadly, some unsolicited vendors come on the property. Ali Inman will talk to Brian. Mike Sutton stated we need a security backup. Linda Walters stated we need to be vigilant and take responsibility for our own property and surroundings. If you have a concern regarding your safety, please call the Marion County non-emergency number: 352-732-9111 and press menu option 3.
 - John Stewert – Neighborhood 5: Wanted to know the indoor Aquatic pool status. Tangie Martinez stated the rumors that supplies were mis-ordered is false. The windows were delivered and will be installed by

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the end of January. The project is still on schedule, and a completion date will be announced by the end of the month.

- Rachelle Williamson – Neighborhood 21: Please give a status and reason for the pipes along the Boulevard, the smell is horrible and affecting the residents. Tangie Martinez handed the microphone to Ana Ortiz-Warga to address the situation. Ana explained that the temporary pipes will continue for the next few weeks. There is a meeting scheduled on 1/30/2026 with Marion County commissioners, at that time we will have more definite answers. The workers are drying out the sewers so the lines can be cleaned. Malcom (Oak Run Associates) has been in communication with Marion County and is aware of the situation.
- Sharlaine Edwards – Neighborhood 15: There was a request for an outdoor heated pool for therapy exercises. Also questioned why the hot tubs are frequently out of order; why they take so long to fix and why don't we have parts on hand? Tangie Martinez stated there are 6 hot tub spas, historically we had a heated outdoor pool at the Island club and it was not being used during the winter months. Ali Inman stated the Aquatic indoor pool is heated and sadly, we do not keep extra parts on hand. There are no plans for an outdoor heated pool.
- Wade Smith – Fountains: Questioned why the sauna at the Orchid Club had been closed, Ali Inman stated the sauna was closed because of vandalism and lewd behavior and for now, will not be reopened. A retired officer stated that lewd behavior is a misdemeanor and punishable, he questioned if the individuals were arrested? Michael Nugent commented that he believes shutting down the amenities because of the actions of a few punishes the entire community and suggested that ORAL rethink their policy. Ali Inman responded that the sauna is not closed indefinitely, they just aren't sure how to make it available without the inappropriate behavior and vandalism
- Sheri Pope – Parkview West: Questioned why work on the Aquatic Center pool was done over the winter? Ali Inman said they are going along with the contractor's work schedule.
- Patricia Tamishly – Neighborhood Unknown: Inquired as to who is responsible for neighborhood entrance sign maintenance? Ali Inman stated neighborhoods 1-12 entrance signs are not originally part of Oak Run, if the signs need repair, please put in a request. Also had questions about the volunteer neighborhood patrols. It was said the volunteer patrol is now under the sheriff's department. New volunteers need to be vetted, fingerprinted and have a background check and now drive through not only Oak Run but other communities as well. Gary Behrens added you must also have liability insurance for a Citizen's Patrol focused and run within Oak Run. The cost of said insurance is prohibitively expensive and creates unacceptable liability issues. Additionally, It's getting harder to find volunteers.
- Sherri Mellon – Neighborhood 2: Would like to have a code to use the spa.
- Salon – Neighborhood 13: Concerned about the cleanliness of the pools/hot tubs. Tangie Martinez stated, although the Island Club pool need to be resurfaced, it is clean.
- Daryl Reiger – Neighborhood 11, Fox Run: Stated the pool showers need attention.
- A resident stated although we were told to vote for 4 candidates, 5 were elected. Gary Behrens addressed the question stating there is a provision in the bylaws to afford the 5th person and moving forward this confusion will be cleaned up.
- Marie Govern: Inquired that if this board is all about communication, why aren't the minutes being posted? Gary Behrens stated communication is on the forefront for this board and we will work on creating better communication channels with the residents. Mike Sutton added, he is the communications chair and will work on tightening communications for the entire community.

11. Comments from the Neighborhood Representatives:

Gary Behrens welcomed both the returning and newly elected Neighborhood Representatives.

- JoAnn Keane –Golf View: Concerned why the cats that were outside the restaurant were shot dead, and who would do this? Gary Behrens stated that we will reach out to security for the details.
- Joe St. Lawrence – Tower View: Questioned Malcom's function on the sewer project. Ali Inman stated Malcolm is the Grounds Manager and is not involved with the sewer project.

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- Lisa Lontin – Eagles Point: Wonders where the medicine balls went from the fitness center? Ali Inman said they were removed because of injury.
- Daryl Reiger – Neighborhood 11 – Fox Run: Would like to see security fobs installed on all the pool gates.

12. Comments from Directors:

- Rich Winter: The new Directors will be given a set of keys (some already have their set) and their DOD (Director on Duty) schedules. The new Palm Grove coffee maker will be up and running soon.
- Kathy Friebis: Would like to welcome the new Board Members, we will accomplish much this year.
- Bob Schmidt: Great comments today. Addressed we need to work together.
- Linda Walters: Wants excitement, wants volunteers, wants the neighborhoods to be friends and would like to see the neighborhoods active, like Baytree Greens.
- Mike Sutton: There are two kinds of residents, those who live in the Fountains and those who wish they did. Said everyone who approaches the Board will be treated with dignity and respect.
- Mike Nugent: His hallmark is transparency. We need better communication for future elections
- Ali Inman: Explained how often new homeowner packets are distributed and communicated, stated that Sandy Hackett does a great job of handling the new homeowner orientations, also emphasized the importance of volunteering.
- Tangie Martinez: Welcomed the new Board Members.
- Gary Behrens: Stated excitement for the upcoming year and looking forward to working to a very diverse and talented group of Directors. Communication and transparency are the number one objectives for 2026.

13. Upcoming Meetings:

- ORHA Workshop: January 19th, 2:30pm – Orchid Club
- NBHD Rep Meeting: February 2nd, 9am – Island Club
- ORHA Workshop: February 2nd, 1pm – Palm Grove
- General Meeting: February 11th, 1pm – Orchid Club
- ORHA Workshop: February 16th, 1pm, - Palm Grove (tentative)

14. **Motion to Adjourn:** Gary Behrens made a motion to adjourn. Rich Winter 2nd the motion. The meeting was adjourned at 10:45pm