

Oak Hollow Homeowners Association, Inc.
Board of Directors Meeting Minutes

Date: 28 July 2018

Call to Order: 2:00 P.M. by: John Nasby

Board Members Present: ☒ John Nasby, President
 ☒ Luis Castillo, Vice President and Treasurer
 ☒ Russell Case, Secretary

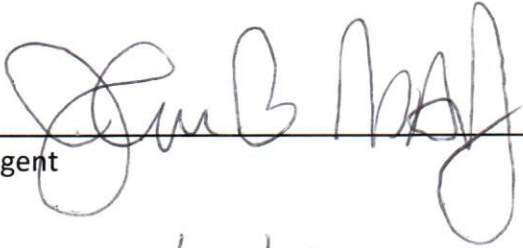
Quorum: ☒ Yes, ☐ No (Majority = 3, Bylaws Article V, Section 3)

Proof of Notice: ☒ Yes, ☐ No

Oak Hollow Homeowners Association, Inc.
Proof of Notice

The undersigned agent of the Oak Hollow Homeowners Association, Inc. states that notice of the 7/28/18 (date) meeting of the BOD (members, BOD) was noticed by posting (posting, mailing, etc.).

Under the penalties of Perjury, I declare that I have read the foregoing and the facts stated in it are true.


Agent

7/28/18
Date Signed

Oak Hollow Homeowners Association, Inc.
Board of Directors Meeting Minutes

Approve the minutes of the 4 December 2017 Board of Directors meeting:

Approve	Reject	Abstain	Director
✓			John Nasby, President
✓			Luis Castillo, Vice President and Treasurer
✓			Russell Case, Secretary

All board decisions requiring a vote must be recorded in the minutes (Florida Statutes 720.303(3)).

Oak Hollow Homeowners Association, Inc.
Board of Directors Meeting Minutes

1. Review and approve Resolution regarding Estoppel Certificates as attached.

Approve	Reject	Abstain	Director
✓			John Nasby, President
✓			Luis Castillo, Vice President and Treasurer
✓			Russell Case, Secretary

Notes:

1. Review and approve Architectural Control Application for 664 Kelly Green Street.

Approve	Reject	Abstain	Director
✓			John Nasby, President
✓			Luis Castillo, Vice President and Treasurer
✓			Russell Case, Secretary

Notes:

- Jay Worth has requested that we discuss establishing an Architectural Control Committee (ACC) and requesting membership to the ACC.
- Jay Worth has requested that we discuss the status of the common lot at the next meeting regarding sale and maintenance.

Adjournment: 2:04 P.M.

Oak Hollow Homeowners Association, Inc.
Meeting Sign-In Sheet

Meeting Type: ☐ Membership Meeting ☒ Board of Directors Meeting

Meeting Date: 28 July 2018

Lot	Last Name	Signature
1	Potter	
2	Rodd	
3	Ghandour	
4	Nasby	
5	Poling	
6	Daniel	
7	Case	
8	Gonsalves	
9	Bosley	
10	Hosler	
11	Kuhns	
12	Thomas	
13	Green	
14	Sloan	
15	Roggio	
16	Herman	

Oak Hollow Homeowners Association, Inc.
Meeting Sign-In Sheet

Meeting Type: ☐ Membership Meeting ☒ Board of Directors Meeting

Meeting Date: 28 July 2018

Lot	Last Name	Signature
17	Williams	
18	Castillo	<i>Jim Castillo</i>
19	Worth	<i>Jay Worth</i>
21	Winters	
22	Wolfe	
23	Colangelo	
24	Schmitz	
25	Markey	
26	Weighill	

**A RESOLUTION OF THE OAK HOLLOW HOMEOWNERS
ASSOCIATION, INC., BOARD OF DIRECTORS**

WHEREAS, the Declaration of Restrictions, Reservations, Covenants, Conditions and Easements of Oak Hollow Homeowners Association, Inc., was recorded at OR Book 2954, Page 746, et seq., of the Official Records of Seminole County, Florida; and

WHEREAS, Fla. Statute §720.30851 authorizes the Registered Agent, listed on www.sunbiz.org, to impose fees for providing an Estoppel Certificate; and

WHEREAS, the Board of Directors of the Association has determined that the fees, as described below, are appropriate, necessary, and fair for the providing of an Estoppel Certificate.

NOW THEREFORE BE IT HEREBY RESOLVED by the Board of Directors of the Association, by a majority vote of the Directors, as follows:

The fee for an Estoppel Certificate shall be:

- **\$250.00, for normal delivery, four (4) to ten (10) days.**
- **\$100.00, plus the above fee, shall be charged for rush orders of three (3) days or less.**

ADOPTED by the Oak Hollow Homeowners Association, Inc., Board of Directors this _____ day of _____, 2018.

By: _____
President of the Association

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, as _____ of **OAK HOLLOW HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the Company, who (____) is personally known to me or (____) has produced driver's license as identification, Florida Driver's License No. _____.

(NOTARIAL SEAL)

Notary Public State of Florida

Oak Hollow Homeowners Association, Inc.
P.O. BOX 620921
Oviedo, Florida 32762

RE: Architectural Control, 664 Kelly Green Street

Board of Directors,

I want to confirm that we are in receipt of the letter that you sent. I also understand the need to have the exterior changes approved as you have mentioned in your letter. Once I got the letter, I went on the web-site and did not find ACC Improvement Request Form.

So, with a brief description below, I will cover what was done to the outside.

Landscaping: The property was cleaned up from being overgrown and parts of the yard were re-sodded as needed.

Painting: The only painting that was done on the outside was the front door, this was a nasty half painted red/white door and we are requesting at this time to paint it the color turned in with this request. (Sample will be hand delivered on Friday)

So, I am requesting the board to issue an approval on the door color. Have both violations removed from the current estoppel to allow the sale of the home on Monday; July 30, 2018.

If there is any additional information or details needed, please contact me before the meeting on Saturday, so I can provide what will be needed for review.

Regards,

Bobby R. Keen

SW 6506
Vast Sky

175-C2



OAK HOLLOW

HOMEOWNERS ASSOCIATION, INC.

P.O. BOX 620921

OVIEDO, FLORIDA 32762-0921

28 July 2018

Ahmed Ghandour
105 Greenleaf Lane
Altamonte Springs, FL 32714

RE: Architectural Control, 664 Kelly Green Street

Hello Mr. Ghandour,

It was very nice to meet you at our Board of Directors meeting today.

In response to the undated letter (received 26 July 2018) from your business partner Bobby Keen, we held the meeting today to discuss the submitted requests.

I am glad to state that your requests have been approved by the Board of Directors and by copy of this letter I will ask the HOA attorney, Barbara Stage, Esq., to remove the known violations:

1. Exhibit A, Article II, Design Review Process. With today's board meeting the process has been completed.
2. Exhibit A, Article VII, Submission Requirements. Your business colleague has indicated that the landscaping consists only of cleaning. That is acceptable to the board of directors. The submission of Sherwin Williams color chip SW 6506, Vast Sky, was approved by the board of directors.

We wish you good luck with your endeavors.

Thank you very much.

Sincerely,

Russell Case
Secretary, Director

Cc: Barbara Stage, Esq. and via eMail at aghandour45@gmail.com