

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

Date: 9 September 2018

Call to Order: 2:01 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 9/9/18 (date) meeting of the members (members, BOD) was noticed by posting & BOD (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

9/9/18  
Date Signed

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

Approve the minutes of the 28 July 2018 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. Approve Second Amended and Restated Declaration of Covenants and Restrictions for Oak Hollow.

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

Notes: Much discussion was held regarding various provisions but no objections to any provisions were made.

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

2. Approve changes to Bylaws for Oak Hollow Homeowners Association, Inc.

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

Notes: All attendees were satisfied with the provisions.

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

3. Approve Complaint Procedure and Complaint Form for Oak Hollow Homeowners Association, Inc.

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

Notes: Edit and simplify. Will be considered at the next meeting. Post on web site prior to meeting.

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

4. Approve establishment of a formal Architectural Control Committee.

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

Notes:

1. Jay Worth will prepare a handout for prospective ACC members.
2. The board will review the handout and approve.
3. For now the board will continue operating the ACC.

Number of members: 3 minimum, but must be an odd number.

ACC committee members: To be determined after the handout is developed and circulated.

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5. Discuss the sale of the “common lot” and maintenance issues.

\$50 extra per month for mowing.

Additional insurance liability.

Not used.

Resolution:

Oak Hollow Homeowners Association, Inc. will increase the budget to include monthly mowing and periodic cleaning.

The lot will continue to be offered for sale.

It is important that prospective buyers are informed that when sold they will be responsible for 1/26<sup>th</sup> annual assessments as well as potential special assessments.

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

Notes:



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6. A complaint was received about a “stump” left in the road in front of Lot 15, 545 Kelly Green Street.

Resolution:

Provide a 30 day notice that the stump must be removed and the lawn mowed.

Jay Worth spoke with Michael Roggio about this issue. Michael has acknowledged that the issue must be resolved.

Community members have expressed their offer to help. This offer will be extended.

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

Notes:

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7. Approve an ACC request for roof replacement on Lot 25, 661 Kelly Green Street.

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

Notes:

Color of the new shingles has not been determined yet. The board will review the application when the shingle color is determined and submitted.

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8. Approve an ACC request for Lot 19, 601 Kelly Green Street, to move the fence on the east side of the home forward two panels (16 feet).

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

Notes:

Discussion for next meeting:


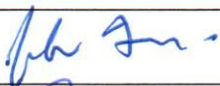



1. Mike Potter will research and submit candidate attorneys to replace our current HOA attorney.

Adjournment: 3:10 P.M.

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

Meeting Type: ☐ Membership Meeting ☒ Board of Directors Meeting

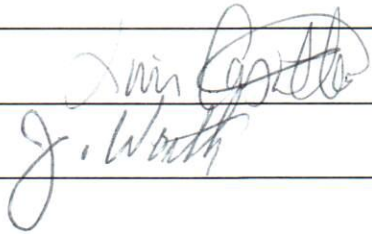
Meeting Date: 9 September 2018

Lot	Last Name	Signature
1	Potter	
2	Rodd	
3	Formet	
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

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Meeting Date: 9 September 2018

Lot	Last Name	Signature
17	Williams	
18	Castillo	
19	Worth	
21	Winters	
22	Wolfe	
23	Colangelo	
24	Schmitz	
25	Markey	
26	Weighill	