

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

Date: 3 November 2019

Call to Order: 5:04 PM by: John Nasby.

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


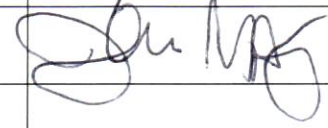

Quorum: ☒ Yes, ☐ No (Majority = 2, Bylaws Article V, Section 3)

Proof of Notice: ☒ Yes, ☐ No

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

Meeting Type: ☐ Membership Meeting ☒ Board of Directors Meeting

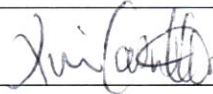

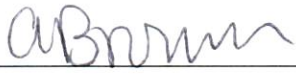
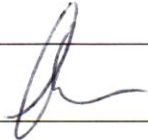
Meeting Date: 3 November 2019

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	
17	Williams	

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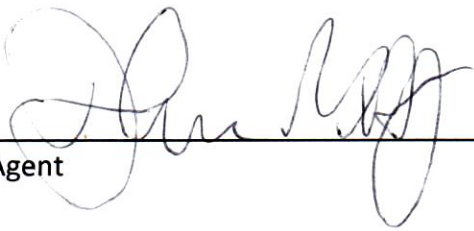
Meeting Date: 3 November 2019

Lot	Last Name	Signature
18	Castillo	
19	Worth	
20	Brown	
21	Brown	
22	Wolfe	
23	Colangelo	
24	Schmitz	
25	Markey	
26	Weighill	

Oak Hollow Homeowners Association, Inc.
Proof of Notice

The undersigned agent of the Oak Hollow Homeowners Association, Inc. states that notice of the 11.3.19 (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

11.3.19
Date Signed

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

Approve the minutes of the 22 July 2019 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 budget.

Notes: Changed Office Supplies from \$100 to \$50. Changed Printing & Copying from \$50 to \$25. Changed Repair & Replacement from \$550 to \$500. Budget for approval at next meeting attached.

2. Operational Overview

- a. President - The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all promissory notes.
- b. Treasurer - The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by the Board of Directors; shall sign all checks and promissory notes of the Association; keep books of account, and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and shall deliver a copy of each to the members.
- c. Secretary - The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Notes: Two board member positions available. President and Treasurer officer positions available.

3. Landscaping Manager

Notes: Jeremy Brown has agreed to take responsibility for 2020 landscaping. He has a \$500 budget for this.

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Board of Directors Meeting Minutes

4. Approve shingle color for 647 Lady Lynn Court.

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

Notes: Application attached. Photo of proposed shingle:



Adjournment: 5:47 PM.

Account	Name	Proposed 2020 Budget		2019 YTD Budget	2019 YTD Actuals	Difference	Variance
20000	Program Income						
20050	Carry Forward	\$761.30		\$2,000.00	\$2,185.18	-\$185.18	9%
20100	Annual Assessments	\$4,619.95		\$4,109.25	\$4,109.30	-\$0.05	0%
20300	Special Assessments	\$0.00		\$0.00	\$0.00	\$0.00	ERROR, NO BUDGET
20500	Miscellaneous Income	\$0.00		\$0.00	-\$347.62	\$347.62	ERROR, NO BUDGET
	Total	\$5,381.25		\$6,109.25	\$5,946.86	\$162.39	-3%
50000	Business Expenses						
50100	Business Registration Fees	\$0.00		\$0.00	\$0.00	\$0.00	ERROR, NO BUDGET
51000	Contract Services						
51100	Accounting Fees	\$0.00		\$0.00	\$0.00	\$0.00	ERROR, NO BUDGET
51200	Legal Fees	\$561.25		\$561.25	\$512.60	\$48.65	-9%
51300	Grounds Maintenance (Mowing & Fert.)	\$2,850.00		\$2,850.00	\$1,750.00	\$1,100.00	-39%
51400	Repair & Replacement	\$500.00		\$550.00	\$550.00	\$0.00	0%
51500	Landscaping	\$500.00		\$1,000.00	\$410.63	\$589.37	-59%
51900	Consulting	\$0.00		\$0.00		\$0.00	ERROR, NO BUDGET
52000	Facilities & Equipment						
52100	Equipment Rental and Maintenance	\$0.00		\$0.00	\$0.00	\$0.00	ERROR, NO BUDGET
53000	Operations						
53050	Bank Charges	\$0.00		\$0.00	\$37.00	-\$37.00	ERROR, NO BUDGET
53100	Utilities	\$340.00		\$340.00	\$223.51	\$116.49	-34%
53200	Postage & Shipping	\$50.00		\$100.00	\$12.20	\$87.80	-88%
53300	Printing & Copying	\$25.00		\$100.00	\$0.00	\$100.00	-100%
53400	Office Supplies	\$50.00		\$100.00	\$0.00	\$100.00	-100%
59000	Other Expenses						
59100	Insurance - Liability, D&O	\$505.00		\$508.00	\$505.00	\$3.00	-1%
59200	Other Costs	\$0.00		\$0.00	\$0.00	\$0.00	ERROR, NO BUDGET
	Total	\$5,381.25		\$6,109.25	\$4,000.94	\$2,108.31	-35%

Annual Assessment =	Annual Assessments / 26 =	\$177.69
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Note 1 - Business Registration Fees for 2019 are incorporated into Legal Fees as the HOA lawyer is now the registered agent.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

DATE: 3 November, 2019

AARON /NAHAY/ Schmitz

647 LADY LYNN CT.

OVERDO, FL. 32765

SEEKING APPROVAL OF NEW SHINGLE COLOR
ON HOUSE. MAKE: OWNS/COINING BLACK
SABEL. SAMPLE ATTACHED.

AARON Schmitz

