

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

Date: 2 February 2025

Call to Order: 5:02 PM by Ann-Marie Brown.

Board Members Present: ☒ Ann-Marie Brown, President
 ☒ Ann Markey, Vice President and Treasurer
 ☒ Russell Case, Secretary




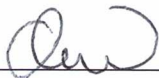
Quorum: ☒ Yes, ☐ No (Majority = 2, Bylaws Article V, Section 3)

Proof of Notice: ☒ Yes, ☐ No

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

Meeting Type: Board of Directors Meeting

Meeting Date: 2 February 2025

Lot	Last Name	Signature		Lot	Last Name	Signature
1	Potter			14	Sloan	
2	Miller			15	Roggio	
3	Formet			16	Herman	
4	Elkins			17	Bedard	
5	Poling			18	Castillo	
6	Pena			19	Worth	
7	Case			20	Brown	
8	Gonsalves			21	Brown	
9	Bosley			22	Wolfe	
10	Hosler			23	Colangelo	
11	Kuhns			24	Schmitz	
12	Thomas			25	Markey	
13	Mahgoub			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 2 February 2025 meeting of the Board of Directors was noticed by Posting.

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

ABrown

Agent

2/2/25

Date Signed

Oak Hollow Homeowners Association, Inc.
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1. Approve the minutes of the 12 December 2024 Board of Directors meeting:

Approve	Reject	Abstain	Director
✓			Ann-Marie Brown, President
✓			Ann Markey, Vice President and Treasurer
✓			Russell Case, Secretary

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

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2. Approve roof shingles for 580 Kelly Green Street.

Approve	Reject	Abstain	Director
✓			Ann-Marie Brown, President
✓			Ann Markey, Vice President and Treasurer
✓			Russell Case, Secretary

Notes: IKO Global, Granite Black



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3. Approve fence repair for 661 Kelly Green Street.

Approve	Reject	Abstain	Director
✓			Ann-Marie Brown, President
		✓	Ann Markey, Vice President and Treasurer
✓			Russell Case, Secretary

Notes:

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4. Approve garage door for 623 Lady Lynn Court.

Approve	Reject	Abstain	Director
		✓	Ann-Marie Brown, President
✓			Ann Markey, Vice President and Treasurer
✓			Russell Case, Secretary

Notes: Replaced. Style, and color remain the same.

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2. Approve a final reminder letter referral to the HOA attorney, if violations are not corrected, for the following violations:

Approve	Reject	Abstain	Director
✓			Ann-Marie Brown, President
✓			Ann Markey, Vice President and Treasurer
✓			Russell Case, Secretary

1. Lot 2 – 678 Kelly Green Street: Mailbox repair or replacement. (Article VII, Section 1.)
 - a. Resolved.
2. Lot 15 – 545 Kelly Green Street: Trash cans visible from street. (Article VII, Section 5.)



- a. One more notice, then the matter will be referred to the HOA attorney.
3. Lot 17 – 573 Kelly Green Street: Trash cans visible from street. (Article VII, Section 5.)



- a. One more notice, then the matter will be referred to the HOA attorney.
4. Lot 16 – 559 Kelly Green Street: Fence has not been installed, leaving shed visible from street. (Article VII, Section 8.)
 - a. One more notice, then the matter will be referred to the HOA attorney.

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Issues:

1. Budget has been allocated for the pump repair. What is the status of repair efforts?
Andrew will assemble the team of Jeremy Brown and Russ Case to attempt to pull the pump and replace it. If that cannot be accomplished, Kyle Pena has indicated that he knows people who may be able to assist in pulling the pump.
2. Budget has been allocated for Christmas decorations. Procurement status?
Suitable decorations were not available, so they will be procured in September or October 2025.
3. Budget has been allocated for landscaping but is contingent upon pump repair. Suggest scheduling landscaping installation for after pump repair and cold weather ending.
After the sprinkler pump has been repaired and the weather is more conducive, Sims Landscaping will be called to implement their proposal.
4. What is the Color Book status?
Still ongoing.
5. The HOA attorney was inadvertently paid for an estoppel, when the invoice should have been directed to the requesting party. Ann Markey will call the attorney and have the payment returned with the requesting party billed.

Adjournment: 5:13 PM.