

Oakwood Manor Homeowners Association of Sarasota, Florida Inc
-A not-for-profit Corporation
Rescheduled Annual membership Meeting Minutes
Monday January 30, 2023 at 1:00 pm
Oakwood Manor Clubhouse 3330 Fruitville Road, Sarasota, FL 34237

UNAPPROVED MINUTES

DETERMINATION OF QUORUM: Membership present by proxy and in person was a total of three hundred and seventy-eight (378). Three hundred twenty-four (324) present in person or by proxy was needed to establish a membership quorum. A quorum of membership was established. Also in attendance; Bill Walsh, Community Association Manager.

CALL TO ORDER: The membership meeting was called to order by Mike Woodruff at 1:00 pm at the Oakwood Manor Clubhouse, 3330 Fruitville Road, Sarasota, Florida 34237.

CONFIRMATION OF PROPER MEETING NOTICE: President Mike Woodruff confirmed that the rescheduled meeting notice was mailed on January 17, 2023 to the members of the association via email and post at the address last provided to the association which is in accordance with the bylaws for the association and requirements of Florida state law.

APPOINTMENT OF ELECTION INSPECTORS: A motion was made by Mike Woodruff, seconded by Richard Evans to certify the election inspectors present at the meeting. **Motion passed unanimously.**

There was a call for ballots from the floor to be turned in and the counting to begin.

NEW BUSINESS DISCUSSION ON VOTES:

1) Waiving Full funding of Reserves: Frank Dawes noted that the reserve study recently completed shows that we are not far off from the funding needed for future repairs and replacement of capital items. The current replacement fund account would only require about \$2 per month per household to fully fund the account. We will continue to plan carefully to remain on course.

2) Carryover of Operating surplus: 2022 ended in an overall loss therefore no surplus to carryover. However each year we have voted yes to carryover any surplus. Additional discussion that last year the external audit requirement was waived however the board budgeted for it in anticipation of a change in treasurer.

Mike Woodruff also noted that a Finance Committee is being formed for 2023.

APPROVAL OF 2022 ANNUAL MEETING MINUTES: Motion made by Mike Woodruff, seconded by Tony Calvino to waive the reading of and approve the January 17, 2022 Annual Meeting Minutes. **Motion passed unanimously.**

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2022 OFFICER AND DIRECTOR REPORTS:

Marcia Berkey (covering Real Estate for Greg Reynolds who went off board at original meeting): 2022 stats: total homes sold 32. Total income to OM \$97,160 which was more than budgeted and equals approximately \$150 per household contribution. Marcia reiterated how using Palm Realty helps OM and saves everyone money that would otherwise result in higher HOA fees.

Marcia Berkey (social director): Many activities happened in 2022 and 2023 looks to include even more! Thank you to everyone who was involved in planning, helping and all who participated. More volunteers are always needed and welcome. Marcia also encouraged everyone to consider being involved in some way – there are so many different activities there is something for everyone to contribute. Contact Judy Cowan as new social director.

Tony Calvino (AV director): Wiring for new cameras is almost complete, working with ISS. Reminded anyone who uses the equipment to be aware of how things work and be careful as some equipment has been damaged when being unplugged etc. Contact any AV member for help if unsure how to operate.

Frank Dawes (Treasurer): 2022 overall loss for the year. Major factors included inflation, excess tree trimming and hurricane. Year end books are closed and report given to the external accountants to prepare year end financial report and income tax returns.

Richard Evans: Cable TV committee and 20 + volunteers provided assistance to over 100 residents in phase 1 of upgrade and rescanning of TVs. Within a few weeks we will move to phase 2 which is the set top boxes to every household. Watch channel 2 for updates.

Paul Knaus: Maintenance building update – challenge getting engineer for new building due to hurricane and larger jobs. Still moving ahead slowly on prepping current building for demolition. Also recognized Dick Potts for his years on men's club and those that have volunteered for 10+ years.

Sharon Rump: no report

Chris Turner: The list of 18 residents who have passed during 2022 was read.

Mike Woodruff: Caution for anyone hiring contractors for repairs – ensure they are licensed and insured and proper permits are obtained.

Mike also recognized Dick Potts for his 20+ years leading the men's club and how he started it way back. It is a huge hole he will leave but we very much appreciate all he has done. Anyone who wants to partner and take the lead, Dick is willing to help with recipes, purchasing history etc. The dinners have always been the biggest events and hope others will step up and be a part so these events can continue.

Managers report: Bill Walsh, Association manager, reviewed the accomplishments from 2022 since his arrival. These include; hurricane repairs in various areas of property, hot tub heater, shuffleboard canopy, clubhouse roof and AC, trees trimming, LED lighting replacements, asphalt patches, Kitchen AC, flag pole and others. Contract for perimeter fencing has been signed – work to begin hopefully in 3-5 weeks.

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While waiting for the results of the issues vote, Mike Woodruff opened the floor for owners' comments.

Carolyn Martin: hot tub heater repair – was it under warranty? (no) how much was the reserves study (\$7500)

Diana Porter: is alternate exit at back gate for pedestrian and bicycles still on list? (Yes)

George Manikas: Golf carts and electric bikes on sidewalk areas by pool and shuffleboard courts is congested and can be dangerous – can this be disallowed.

Jim Bailey: illustrated how you can tilt bike toward the magnets on the ground to get back gate to open

McLaughlin (B3): if scripture verses are not allowed on channel 2 is that against freedom of speech – it is a public forum not a private channel. Need to clarify

Skip Mann: Feels residents have an obligation to sell through Palm realty and not by owner.

Steve Constante: Can there be alternate motorcycle parking just inside the gate – it is a safety concern leaving motorcycle outside where vandalism can occur.

Stan Kozenewski: Can the boulevard trees be lit all year instead of seasonal? Mens Club – too good to let go so please consider stepping up to help keep it going.

Paul Reiman: are all lights expected to be replaced? (Yes) Is there a priorities List for spending? (The board has a list for 3-5 years look for capital projects. Priorities of the list are subject to change.) Finance committee will also review such once they are up and running.

Lois Charen: the street at Laurel where new bridge is no longer has street light – very difficult to see people in the dark. Need a new light at that location.

Marty McSweeny: inquired if adding a requirement to sell through Palm realty was allowed – (no it is not.) Thanked folks for supporting the pool party held on Sunday. Was sponsored under the crafters club. The \$100 he was given for music at welcome event was donated to veterans Club as well as any donations at pool party.

Judy Cowan asked that all sanctioned parties be run through her so they are recorded and updated on the calendar.

There was then a discussion by various folks surrounding the beer and wine license and what restrictions there are and what is and is not allowed in serving alcohol. Many questions asked --- Mike and Bill will meet with the city to determine what our license covers and any restrictions. He will report back so that we do not jeopardize our license.

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VOTING RESULTS:

- 1) Should the reserves required by 719.106.(1)(j), F.S. be waived for the fiscal year 2022?

338 – YES 24- NO

- 2) Are you in favor of carrying over the operating budget surplus from 2022 into the 2023 operating budget?

349 – YES 11 – NO

Adjournment: A motion was made by Norm Wilcox and seconded by M Anderson to adjourn the meeting at 2:07pm.

Respectfully Submitted,

Christine Turner, secretary

Approved ____ Initialed _____