

Random Oaks Homeowners Association, Inc.

Board Of Directors Meeting

Providence West Community Center
5417 Providence Road – Brandon, Florida
April 13, 2006

Minutes

Call to Order: The meeting was called to order by President Donnie Hardaway at 7:04 p.m.

- **Verify Quorum** - It was verified that a quorum was present. Donnie Hardaway, President; James Zak, Vice President/Treasurer and Ken Saulnier, Secretary were present.
- **Confirmation of Proper Meeting Notice** – It was confirmed that the meeting sign had been posted more than 48 prior to the meeting.
- **Approval of Minutes** – The minutes from the previous meeting in March were not available; the minutes will be reviewed at the next meeting in May.

Committee Reports

- Yard of the Month will be started up again in May.
- Neighborhood Watch – 2 criminal mischief's and 1 Domestic Violence reported.

Financials: Financials were reviewed.

- 2 expenses were questioned; Ken Saulnier will ask McNeil Mgmt. to clarify the expenditures for \$250 for Lanese and Associates and the \$130 for Tankel.
- The board requests the results of the audit.
- Delinquent accounts reviewed; only 5 remain.

Unfinished Business

- 5801 Update – the board discussed the current status regarding a lien or other encumbrance to insure our reimbursement of attorney's fees; it appears that the violations are being corrected slowly; the fence has been cut down to 6' or a little over with the arch effect. The board once again requests an update/running total on the attorney expenses in every month's report until the matter is closed. Also during the next few months, documentation of current violations should continue.
- Attorney fees for 11540 still not paid.
- Regarding the fence (Watson/Wellman), Donnie Hardaway reported that the resident told McNeil that the fence is not on their property. The board asks McNeil to advise.

New Business

- * Architectural Reports - the board questioned why all current requests are pending.
- Reviewed Notices Report.
- Ken Saulnier e-mailed Elaine Harroll over a week ago regarding our web site; no response to date. One reason for the contact was to request a new photo of our entrance; Donnie Hardaway thinks that this may have already been done. Ken will try to contact Elaine again.
- Landscaping: Donnie Hardaway working on purchasing a new crepe myrtle for the front; new flowers are due to be planted next week; Donnie fixed the sprinkler system up front.
- Regarding March's minutes, Ken e-mailed the minutes to McNeil on Monday, April 10th; they either did not receive them or mistakenly included last month's minutes in this month's report. James Zak was able to print our April's report; Ken Saulnier was only able to print out some pages; the bank statement's would not print out as well as a few other pages. Ken to request a full copy including the proper minutes from McNeil.

- The board asks McNeil is they look for vehicles parked in our community without a license plate; is this our concern; is it a violation of the deed restrictions.
- Regarding 11614 Wellman – has there been any progress in this matter.
- The board discussed the attorney letter that is sent prior to us starting the mediation process. Unless McNeil or our Attorney feel otherwise, we would prefer that the letter be stronger and more specific regarding the current costs that are being incurred by the homeowners association, the probability of subsequent costs and the fact that we will seek full reimbursement.
- Regarding Rebecca’s e-mail (today, April 13th): the board requests and explanation of “recurring.” The e-mail lists letters sent to the homeowner on 5/03, 7/03, 6/04, 7/04, 10/04, 2/05, 4/05, 1/06. There were never three in a row; although the board agrees that the violations are recurring; we thought that the mgmt company had to send notices three months in a row before we turned the matter over to the attorney. Please explain.

Adjournment

- James Zak moved to adjourn the meeting at 8:25. Second and meeting adjourned. The next meeting is the Annual Meeting on May 2, 2006.

 Secretary
 Date Approved: _____
 Date Corrected: _____