

# Random Oaks Homeowners Association, Inc.

## Board Of Directors Meeting

Providence West Community Center  
5417 Providence Road – Brandon, Florida  
July 20, 2006

### Minutes

**Call to Order:** The meeting was called to order by President Donnie Hardaway at 7:05 p.m.

- **Verify Quorum** - It was verified that a quorum was present. Donnie Hardaway, President; James Zak, Vice President/Treasurer and Ken Saulnier, Secretary; Pamela and Doug of McNeil Mgmt. were present.
- **Confirmation of Proper Meeting Notice** – It was confirmed that the meeting signs had been posted more than 48 prior to the meeting.
- **Approval of Minutes** – The minutes from the previous meeting in June were read by Ken Saulnier; Jim Zak made a motion to accept the minutes as read, all approved.

### Committee Reports

- No Committee Reports

### Financials: Financials were reviewed

- Ken Saulnier requested that the financials be amended to include the second C.D. McNeil Mgmt. will correct as necessary, it was just an oversight.
- Ken questioned the accounting of the \$1300+ check received from our attorney for 11540 Wellman; McNeil Mgmt. recommended that it be listed as Legal Fees Reimbursement; all agreed.

### Unfinished Business

- 5801 Update – Following Ken's conversation with our Attorney, Mr. Weaver, Ken has not yet received a fax copy of the letter that should have gone to the owners of 5801 requesting payment of the attorney fees due the homeowner's association. McNeil Mgmt. will follow up.


### New Business

- Regarding Delinquent Accounts report; location 515. Donnie Hardaway motioned that we refund the overpayment of \$20, Jim Zak seconded; all agreed.
- James Zak asked if we would be reimbursed the \$200 we paid for mediation with 5801 since we are not going to go to mediation.
- The damage to the front entrance brick was discussed; McNeil Mgmt. will request bids for the repairs.
- The use of our insurance was discussed and it was decided that it will depend upon the cost estimates.
- The performance of the new landscaping contractor was discussed; Donnie Hardaway will talk to our contractor about new mulch up front; also the common area has not been cut because our contractor's mower is not operational at this time. This should be taken care of shortly.
- Insurance exposure questionnaire discussed; no changes requested by the board.
- Verizon (fiber optics) coming soon to Random Oaks
- McNeil Mgmt. noted that Rebecca Williams has suggested that we notify everyone in the community in the next newsletter about the upcoming installation of fiber optics.

- The board requested that the clause in the Architectural Request Form allowing 45 days for compliance be amended back to the original 30 days.
- 11302 Stacie Lee – unauthorized stained fence discussed; no resolution to date; the board agrees with the denial by the architectural committee.
- The list of “grandfathered” sheds, fences, basketball goals etc. has never been completed and never been submitted to our attorney. The board agrees that we must work on this list and submit it to our attorney to notify new buyers and have these items removed as required when the house is sold.

**Adjournment**

- Donnic Hardaway moved to adjourn the meeting at 8:15. Seconded by James Zak and meeting adjourned.

  
\_\_\_\_\_  
Secretary  
Date Approved: 9-21-06  
Date Corrected: \_\_\_\_\_