

## **Random Oaks Homeowners Association, Inc.**

### **Board Of Directors Meeting**

Providence West Community Center  
5417 Providence Road – Brandon, Florida  
September 21, 2006 - '07 Budget Meeting

### **Minutes**

**Call to Order:** The meeting was called to order by Donnie Hardaway at 7:03 p.m.

- **Verify Quorum** - It was verified that a quorum was present. Donnie Hardaway, President and Ken Saulnier, Secretary; 1 vacancy on the board. Doug in attendance representing McNeil Mgmt. And Rebecca Williams was also in attendance representing the architectural committee.
- **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 August were read by Donnie Hardaway; the minutes were approved as read.

### **Open Session For Comments**

- George Petrick, in attendance, inquired about the open position on the board. No other resident had come forward since July when James Zak resigned. Donnie Hardaway made a motion to accept Mr. Petrick as the third board member. Seconded by Ken Saulnier.
- Mr. Petrick was installed as a board member immediately and took part in the monthly meeting.

### **Committee Reports**

- Neighborhood Watch – During the previous month there was 1 attempted home burglary on Erhardt, 1 home burglary in Random Oaks and 1 drug arrest near Stacie Lee. Also, the coordinators for neighborhood watch are looking for more volunteers to be Block Captains.
- Rebecca Williams gave a brief update on the current status of the architectural requests approved, pending and denied. There are no problem issues for the board to address.

### **Financials:** Financials were reviewed

- \$ 2100 under budget – year to date
- Total annual budget is \$ 37,050; 285 homes @ \$ 130 annual fee per household.
- Ken Saulnier discussed opening another \$ 5000 CD is we have a year end surplus of around \$ 9000.
- Upon further discussion, we may end up with much less and the insurance payment in November is a big variable. No decision will be made for at least 2 more months.
- Doug explained the current problem with insurance costs in the industry and we will not know until November exactly what our premium will be.

### **Unfinished Business**

- 5801 Update – the legal fees have not been paid. Doug will contact our attorney and instruct him to pursue the matter fully.
- Delinquency Report - there are no outstanding annual dues. All 285 homeowners have paid the annual dues; the last delinquency was paid on 9/20/06 along with Attorney Fees for late payments.

## **New Business**

- Notices Report – regarding the violation at 11302, the owner has requested until 10/31/06 to resolve the problem; all agreed by the board; if not resolved by 10/31, the board directs the McNeil Mgmt. to refer the matter to our attorney.
- The board directs McNeil Mgmt. to refer 5404 Chenault to our attorney for unresolved violations.
- Donnie Hardaway and Rebecca Williams discussed the “new concrete” as a possible solution for stained and cracked driveways.
- Donnie Hardaway informs McNeil about at least 4 homes for sale with high grass.
- Per Doug – it is okay to include homeowners addresses (those that are in violation of the deed restrictions) in the minutes.
- The board agrees that all 10 homeowners who have now had three consecutive violation notices and either have not responded or have not attempted to resolve the issue should be referred to our attorney.
- 11512 has called to request more time to resolve the violation issue.
- Doug suggested we send a certified letter in place of the second violation letter; if there was no response from the homeowner after the first letter. The certified letter would go out about 30 days after the first violation letter. Postage costs are not an issue as Doug has explained that the costs of the certified letters are paid by McNeil Mgmt. All three board members agreed.
- Donnie Hardaway reported that our landscaper, Tremel, has been terminated as of 9/30/06. We are waiting for three quotes to determine a new vender. Flowers will be separate in these quotes; Poinsettias will be used in December; mulch – up to 1 cubic yard included; the sod will also be a separate quote.
- Ken Saulnier’s term ends in May ’07; George Petrick’s term (George is replacing James Zak on the board) ends in May ’08 and Donnie Hardaway’s term will end in May ’09.

## **’07 Budget Discussion**

- McNeil requesting a \$ 60 per month increase for next year.
- After discussion, the increase is accepted by the board.
- Further discussion about raising the annual dues from \$ 130 to \$ 140 per year; the board agreed to maintain the same annual fees for next year at \$ 130 per homeowner.
- Donnie Hardaway made a motion to accept the proposed budget for next year as is; seconded by George Petrick; all agreed.

## **Adjournment**

- Donnie Hardaway moved to adjourn the meeting at 9:00 p.m. Seconded and adjourned.

\_\_\_\_\_  
Secretary

Date Approved: \_\_\_\_\_

Date Corrected: \_\_\_\_\_