

Random Oaks Homeowners Association, Inc.
Board Of Directors Meeting
Providence West Community Center
5417 Providence Road – Brandon, Florida
September 18, 2008

Minutes

Call to Order

The meeting was called to order by director George Petrick at 7:04 p.m. It was verified that a quorum was achieved with directors George Petrick, Mike Janssen and Jerry Williams in attendance. Doug Pinner from McNeil Management was also present.

Confirm Proper Notice – It was confirmed, via affidavit of mailing, that the meeting notice had been mailed to all owners of record in a timely manner at least 15 days in advance of the meeting. Affidavit filed for audit.

Approval of Minutes – Mike Janssen read the minutes from the previous meeting in July 2008. Mike Janssen then moved to accept the minutes as read. Motion second and carried unanimously.

Committee Reports

Neighborhood Watch – George Petrick presented crime update as provided by Neighborhood Watch. Additional information was provided by Donnie Hardaway.

Financials

The financials were reviewed, report filed for audit.

Mike Janssen moved to approve payment of the invoice from Donnie Hardaway for irrigation repair services at front entry. Motion second and carried unanimously.

Unfinished Business

George Petrick presented recommendations regarding community design standards for concrete stain types/colors, house paint colors and alternative fencing products. The Board discussed various items and adjusted the listings accordingly.

Mike Janssen moved to amend the current fencing guidelines/standards to allow for the use of plastic recycled fencing made of high-density polyethylene (HDPE) in the colors of white, chocolate or gray, with further stipulations to be detailed in the standards. Motion second and carried unanimously.

Specific house paint colors and driveway stain colors were identified using charts from several manufacturers. In addition, stipulations were identified with regard to location of paint colors (i.e. base/trim/door), painting of overhead garage door, proximity limitations, those concrete areas allowed to be stained, etc. Jerry Williams moved to accept those house paint colors and concrete stain colors as identified along with all additional stipulations as an addition to the design standards for Random Oaks HOA, Inc. Motion second and carried unanimously. Mike Janssen will prepare the final document based on the colors and stipulations approved and forward same to manager for future use.

New Business

The "Sent Notices" and "Architectural Alterations" reports were reviewed.

The Board also discussed the attorney recommended "Uniform Collection Policy" for Random Oaks HOA, Inc. Mike Janssen moved to adopt the collection policy as presented. Motion second and carried unanimously.

The Board discussed the 2009 Annual Budget. Mike Janssen moved to approve the 2009 budget and assessment as presented. Motion second and carried unanimously.

Adjournment

Jerry Williams moved to adjourn the meeting at 8:53 p.m. Second and meeting adjourned. The next meeting will be held on November 20, 2008 at 7:00 pm.

Secretary: _____
Date Approved: _____
Date Corrected: _____