

**OASIS HOME OWNERS INC  
BOARD OF DIRECTOR'S MEETING  
Oasis Club House  
December 17, 2019.**

Call to Order at 10:00 am

**Pledge of Allegiance**

Quorum established with 5 board members present: Mike Lottman, Felecia Lizotte, Jean Mazzone, Gini Ellis, and Debbie Mailman.

Minutes of November 19, 2019 Board of Director's Meeting

Motion to approve minutes by Jean, 2nd by Debbie - unanimous

**Secretary's Report**

All meeting notices were posted no less than 48-hours prior to the meeting. Minutes of the November meeting were posted with the December agenda.

Motion to accept Secretary's Report by Felecia, 2nd by Debbie - unanimous

**Treasurer's Report**

Treasurer's Report as of November 30, 2019

<b>INCOME</b>	\$ 16,733.34
Year-to-date	\$ 135,198.42
<b>EXPENSES</b>	
Monthly	\$ 21,414.56
Year-to-date	\$ 137,090.17
Petty Cash	\$ 192.00
BB&T Op	\$ 112,670.17
Clubhouse	\$ 3,674.51
MM Res	\$ 269,823.38
Cadence Op CD	\$ 51,719.83
Res. CD:	\$ 34,933.71
Op Total:	\$ 168,256.51
<b>Res. Total</b>	<b>\$ 304,757.09</b>
<b>GRAND TOTAL</b>	<b>\$ 473,013.60</b>

Jean stated we spent more than we brought in.

Larry asked if we changed banks? Per Mike, no BB&T merged with Suntrust but nothing has changed with our account information.

Donna asked why did we spend so much? Mike said much of it was spent on renovations of Unit #110. Also had sewer issues. Thank you from Donna for taking action on sewer issues.

Larry asked what are we making on the Laundry? Per Jean \$170 came in from the Laundry in November.

Motion to accept Treasurer's Report by Gini, 2nd by Felecia – unanimous

### **Director's Report**

Debbie read modification requests for Unit #3, 10 & 27.

Motion to accept Director's Report by Gini, 2<sup>nd</sup> by Jean - unanimous

### **President's Report**

Trash – Many owners are doing work on their homes. Please put heavy debris in the further part of the trash areas so that we fill the area completely before we pay \$75 to have the waste removed. Please breakdown cardboard and put it in the Recycle bin instead of the trash dumpster.

Weeds – Violation letters will be coming out from Ameri-tech, not decided by the board. Jim stated failure to correct violations will be sent to the compliance committee, then to the board for possible fines, which could be up to \$1,000.00. Vicky stated she has received violation letters that were not for her unit. She pays to have someone take care of the weeds, etc while she is away. Phyllis suggested that photos should be included when sending violation letters, including the address, to be sure the correct owner is getting the violation.

Parking – Read the rules. Donna said you can't park on the grass. Mike said it our documents to do not clearly state you can't park on the grass. Larry said some owners are using the visitor parking as storage for their vehicles. Visitor area should be used by visitors, NOT owners.

Mike said we need to work on our documents. Jim agrees and states our park is in good shape with violations. If an owner is written up it is usually after numerous attempts to get violations taken care of. Mike said our park gets good comments regarding the appearance.

Lighting – Duke Energy has changed most of the streetlights to LED. The remainder are scheduled to be done on 12/23/19. Donna asked why the outside light on the Laundry building is not on longer? Mike stated the light is on a 12-hour timer 6:30 – 6:30.

Friendship Hall will be cleaned weekly.

Unit #108 – Our Attorney has secured ownership for the park.. Need volunteers to help clean and rehab the unit to get ready to sell. Janet #78 suggested we do to a bidding system when the unit is ready to sell.

We have 2 new tenants. Lester Marsh moved into Unit #116 and Bill Baker rented Unit #110 and will be moving in after the holidays.

Christmas lights – We could not find last year’s lights and purchased new lights. After installing the new lights we found the other lights in with the shuffleboard equipment. Dan stated that the corn hole bags are moldy and need to be replaced.

Motion to accept the President’s Report by Gini, 2<sup>nd</sup> by Felecia - unanimous

### **Manager’s Report**

Financial Reports – November financials were distributed to the board.

Property – Representatives from Pinellas County visited the property on November 26 to discuss emergency response.

Existing Clubhouse and Laundry Facilities – Nothing to report.

Insurance – No activity this period.

Sales - Unit #108

Compliance committee – No activity took place this period.

Administrative – A workshop took place on December 3, 2019. This workshop was chaired by the Association Attorney, Karen Maller. The purpose of the workshop was to educate the property owners on transfer of shares.

Property Inspections will resume in January and will be done on the 1<sup>st</sup> Tuesday of the month. All correspondence regarding violations need to be directed back to me (Ameri-tech).

Annual meeting will be held on Tuesday, February 18, 2020 at 11:00 am. Budget Meeting will be held in January.

Larry states lawn service shouldn’t park in the access road by the Laundry room. It blocks ambulance and isn’t legal. Mike stated this is not illegal as Northern Drive has 2 additional access roads. Bonnie asked if the lawn service could park closer to the side? Mike states there still wouldn’t be room for a car to pass.

Motion to accept the Manager’s Report by Gini, 2<sup>nd</sup> by Mike - unanimous

### **Old Business**

None

### **New Business**

- A. Ratify Modification requests for lots #3, 10 27

Motion to ratify modifications by Debbie, 2<sup>nd</sup> by Felecia - unanimous

### **Open Discussion**

Joyce Judd Unit #35 submitted a complaint, however, she did not appear at the meeting so this issue will not be discussed.

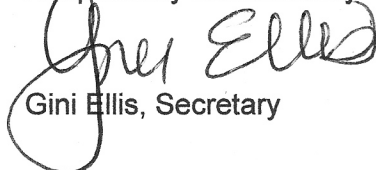
Donna stated she submitted a question asking when trees will be replaced that were taken down in June. Mike stated we have a commitment to replace the 9 trees that were removed and this discussion will be held after everyone returns. Bonnie asked why were the trees removed? Felecia stated some of the trees were diseased and some were not rooted correctly; leaning and dangerous.

**Adjournment**

Motion to Adjourn by Gini, 2nd by Debbie – unanimous

Meeting adjourned at 10:35 am

Respectfully submitted by

A handwritten signature in black ink that reads "Gini Ellis". The signature is written in a cursive style with a large, looping initial "G".

Gini Ellis, Secretary