

OASIS HOME OWNERS INC
BOARD OF DIRECTOR'S MEETING
Oasis Club House
November 19, 2019

Mike Lottman discussed the Code of Conduct. Please be respectful. This is a Board of Director's meeting that everyone is welcome to attend. Keep in mind the Board is made up of volunteers who are trying to do their jobs.

Call to Order at 10:08 am

Pledge of Allegiance

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

Minutes of October 15, 2019 Board of Director's Meeting

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

Secretary's Report

All meeting have been posted no less than 48-hours prior to the meeting. Minutes of the October meeting were posted with the November agenda.

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

Treasurer's Report

Treasurer's Report as of October 31, 2019

INCOME	\$ 16,225.77
Year-to-date	\$ 116,281.06
 EXPENSES	
Monthly	\$ 16,968.21
Year-to-date	\$ 115,675.61
 Petty Cash	\$ 192.00
BB&T Op	\$ 114,017.16
Clubhouse	\$ 4,074.51
MM Res	\$ 265,317.55
 Cadence Op CD	\$ 51,719.60
Res. CD:	\$ 34,933.71
 Op Total:	\$ 170,003.27
Res. Total	\$ 300,251.26
GRAND TOTAL	\$ 470,254.53

BB & T has merged with Suntrust, the new name is "Truist". Bonnie asked if we keep our books as Profit or Non-Profit. Per Mike we are for Profit.

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

Director's Report

Claire reviewed modification requests to be voted on under New Business. As 2 units added skirting a discussion followed. Bonnie states it is not advised to close in our homes due to Radon gas. Claire stated both units used "vented" skirting. Bonnie said our rules state we have to use blocks. Claire said skirting helps keep "critters" out and improves the appearance.

Motion to accept Director's Report by Gini, 2nd by Debbie - unanimous

President's Report

Dogs in the park. Many residents do not like dogs. Respect other residents that requests that want dogs kept off their lot. If problems continues or complaints increase we may be forced to take actions to include: designated pet area, Doggie DNA, fines or legal measures.

Largo PD did a talk last spring and stated white light is best for security. Duke Energy came last week to look at our street lights. Ther street lights will be changed to LED/energy efficient lights at NO COST to us and will lower our electric bill.

People walking in the park. If you see unfamiliar people in the park feel free to ask who they are visiting. If you feel unsafe, feel free call 911.

Solicitors are not permitted in our park. We have signs posted. Feel free to tell them to leave. If they give you a hard time, feel free to call 911.

Adding names to Shares. Last spring we had an Attorney speak in the hall regarding this issue. I will no longer accept any paperwork that is not prepared by a Lawyer or Title Company. A lengthy discussion was held on this subject.

Donna Unit #8 asked the definition of "Title Company". Jim gave information on how to do a search to see whose name is attached to your lot.

Jim states that the Board has to uphold Protocol. The President and Secretary could be held criminally responsible. Protocol does not have to be added to our rules if the Protocol has been upheld.

Bonnie Unit #5 stated a mobile home is a vehicle. A share is an investment and is not real property. We do not own the land. In the past I went to the county and pulled lots in this park. No one owns any land. We bought company owned land. Suggests we contact Town & Country to see how they handle this.

Larry Unit #70 asks are you saying all past Presidents did something illegal?

Addressing the board. Remember, we are also Shareholders. We are people, just like you. This is a hard job (ask any former Board member). Don't attack us. Show some level of respect.

Larry stated board members (and you know who you are) need to respect residents. Also stated that the Board in previous years accepted privately filed paperwork and it took a long time to get paperwork cleared, especially from Canada.

Motion to accept the President's Report by Gini, 2nd Claire - unanimous

Manager's Report

Financial Reports

Lease Agreement

Modification Reports

Property inspections will continue in December

No insurance claims were made.

Sales/Leased – Unit #105 in progress

Compliance committee – none

All licenses are current

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

Gini stated many snowbirds have come back but have not completed a sign-in sheet. The mailing address you have on file will be where the notices for the Budget meeting and Annual meeting are sent. Please make sure we have the correct address.

Janet stated unit #105 closed on November 8. Mike said we have not received closing papers yet.

Larry pointed out that Code Enforcement is in the park today.

Motion to accept the Manager's Report by Claire, 2nd Debbie - unanimous

Old Business

Gini apologized to the membership for her outburst at the October meeting.

New Business

Are there any further comments or questions on these agenda items?

A. Ratify Modification requests for lots 8, 35, 62, 76, 109

Motion to ratify modifications by Gini, 2nd Claire - unanimous

B. Lease Agreement.

Motion to forward Lease Agreement to our Attorney for approval by Debbie, 2nd by Gini – unanimous

C. Legal Action for delinquent Shareholder fees

Motion to go forward with legal action on account #3131 by Gini, 2nd by Claire – unanimous

Motion to go forward with legal action account #7281 by Debbie, 2nd by Gini - unanimous

Open Discussion

Donna Drury Unit #8 filed the proper paperwork for her items to be discussed at this meeting:

Who is responsible for late fees? Per Mike Ameritech handles financials.

Why are we sending letters to some and not all? Be fair, send to everyone, not just a few.

The park has changed over the years. 75% of residents are Snowbirds.

Claire stated we should enforce the late fee violations for everyone. Explained how the late fee will continue until the balance is paid.

Bonnie Unit #5 said we are a “co-op” and should “help” people in hardship.

Larry Unit #70 said there are people that will help – you have to ask.

Bob Unit #19 said if the board tries to be “nice” they will get stung.

Jim states the Board has a fiduciary responsibility to uphold the rules and collect monies owed. This makes the Association work as a whole.

Dorothy Unit #24 asks will legal fees will be included in letters or legal action for late fees? Per Mike yes.

Mike said Snowbirds need to take care of things before you leave and have a responsible person watch and take care of your home when you are away. We need help keeping the park clean and looking good all year.

Janet Unit #51 said I never yell at board members. I’ve never been cruel. I had sewer problems and was treated very badly. Also states we had “well water” all summer.

Ruth Unit #47 states that due to the sewer problems at Unit #51 in June she and Janet were sick.

Adjournment

Motion to Adjourn by Jean, 2nd Debbie - unanimous

Meeting adjourned at 11:51 am

Respectfully submitted by

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

Gini Ellis, Secretary