

**OASIS HOME OWNERS INC
BOARD OF DIRECTOR'S MEETING
Oasis Club House
October 15, 2019**

Call to Order at 10:00 am

Pledge of Allegiance

Quorum established with 4 board members present: Mike Lottman, Felecia Lizotte, Gini Ellis, Claire Burger. Jean Mazzone attended the meeting via telephone.

Minutes of April 16, 2019 Board of Director's Meeting

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

Secretary's Report

All meeting have been posted no less than 48-hours prior to the meeting. Minutes of the April meeting and notice of no meetings held May – September were posted with the October agenda.

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

Treasurer's Report

Treasurer's Report as of September 30, 2019 read by Jean Mazzone via telephone

INCOME	\$ 18,531.57
Year-to-date	\$ 100,055.29
EXPENSES	
Monthly	\$ 12,582.84
Year-to-date	\$ 98,707.40
Petty Cash	\$ 192.00
BB&T Op	\$ 112,709.34
Clubhouse	\$ 4,074.51
MM Res	\$ 260,831.66
Cadence Op CD	\$ 51,417.63
Res. CD:	\$ 34,729.75
Op Total:	\$ 174,150.21
Res. Total	\$ 295,561.41
GRAND TOTAL	\$ 469,711.62

This information was taken from the actual bank statements, not the financial statement from Ameri-tech. Jean will be scheduling a "sit down" with Ameri-tech to go over the statements as there seems to be some misunderstandings.

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

Director's Report

We are looking at changes and modifications. We currently have 3 units with violations. Owners need to make arrangements when you are away to keep your area clean. Violation letters are costly. Claire suggests the park pay for the 1st offense and bill the owners for additional violation letters. Bonnie #5 asked if violation letters are part of the Ameri-tech contract. Per Claire we pay for all additional letters sent. Ruth asked for a copy of the violation letter used. Names of the units in violation will not be discussed at this meeting.

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

President's Report

Sign in/out sheets need to be updated. Ameri-tech can only use the information we give them for mailings.

Board of Director's meetings will be held the 3rd Tuesday of each month.

We had 3 deaths this year: Al Drury #8, Earl Corbett #27 and Patrick O'Gara #105
Please remember to extend sympathy and respect to the families.

Our Attorney has handled everything regarding Unit #105. Sale is pending.

Our Attorney is working hard on clearing all paperwork with the courts for Unit #108 and the park will have ownership soon.

Tree service was here in June. Dying trees were removed. New trees may be planted at a future time.

No record of theft over the summer. People/kids have been seen running thru Midway and running the ditch line.

Largo PD stated white light is best for security. Called Duke Energy our street lights changed to LED/energy efficient. Hope to have this work done soon and see our electric bills go down.

Tenants left unit #110 in mid June. Dan Lizotte and I are in the process of revamping. There is a lot of work to do. We need volunteers to help: Paint/patch walls, clean windows, clear weeds, light carpentry. If you are interested in helping please see Dan or Mike. We are hoping to have this unit complete by the end of the year.

Stop signs have been painted on our streets to try to slow all traffic. If you see business vehicles not stopping or speeding, contact the office. We can contact the business owner. New speed limit signs will be installed soon.

Bill #15A asked if the painted stop signs are enforceable? No per Mike.

Janet #51 states cars are driving 60-70 mph at night. Also states "lots of drop offs" are happening day and night. Drug activity.

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

Manager's Report

Financial Reports

Modification Reports

Property inspections are done the 1st week of each month

No insurance claims were made.

Sales/Leased – none

Compliance committee – none

All licenses are current

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

Old Business

None

New Business

A. Ratify Modification requests for lots #3, 66, 76, 79, 109, 113

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

B. Updating Lease Agreement. The current lease is outdated. New agreement will better protect the park. Once updated we will have it reviewed by our Attorney before implementing.

Open Discussion

Claire reminds us that each unit can have 1 or 2 occupants, never 3. Keep your eyes open, if you see something, ask. Keep emergency contact information updated.

Bonnie #5 – this park is not a condo association. The Board of Directors need to have the homeowners approval BEFORE we change anything. Use "limited proxy" when changing rules. The Board of Director's has no authority without homeowner approval Jim disagrees. The Association elected the board.

Larry #70 – this building needs a handicap ramp.

Janet, Unit #51 – overflow under home is the park's problem. Citizen's insurance denied the claim because it is the park's responsibility. Pipes weren't moved in 2017. Mike explained why the clean out was moved to the edge of the unit. Mike states if anyone has a sewage/plumbing problem they need to call a plumber first. If it is the park's responsibility it will be taken care of.

Gini's outburst with Janet.

Claire asked that everyone remember we all live here. DO NOT harass board members. If you have a problem contact the office. We all have the right to enjoy our free time.

Motion to Adjourn by Gini, 2nd Felecia - unanimous

Meeting adjourned at 10:54 am

Respectfully submitted by

Gini Ellis, Secretary