

PHILLIPS OAKS

HOMEOWNERS ASSOCIATION, INC.

Board Of Directors'

Meeting Minutes

Orlando, FL

April 29, 2024

CALL TO ORDER/CERTIFY QUORUM

The meeting was called to order at 6:30 pm. Directors present: Karen Rugerio, Sue Robson, and Adolfo Morales. Attendees present: Robert Carpenter, Tom Lupo, Maria Gomez, Varsha Shah, Vladimir Filippov, Arlene McCarthy, Lisa Buissereth

OPEN FORUM

Mr. Carpenter would like to see landscapers cut the bushes halfway down in the median at Hidden Beach Blvd. It is difficult to see oncoming traffic. Everyone agreed it was a problem. Ms. Rugerio said that she has been in touch with RLC Landscaping, and they have been very cooperative and receptive to requests. She will contact their manager to see it is done. They have already begun some tree trimming.

Mr. Morales said he has been researching pressure washing all of the sidewalks. He has gotten one estimate of \$3,700. He will continue to get more estimates. Mr. Lupo agreed it was important and suggested the work should include the brick wall, including the common area entrance, and that a contract from a company that would do this every six month would be useful. Ms. Rugerio agreed that it is important to make visual improvements a priority so that the community can see the changes.

Mr. Filippov will take on the responsibility of setting up Zoom Pro so that anyone who wishes to attend an HOA meeting online can do so. He stressed the need to get everyone's email address so we can communicate with everyone in the community, perhaps sending a certified letter to anyone who has not yet shared their email. Ms. Rugerio noted that that would be very expensive, but that an attempt of some kind to attain all emails is necessary.

Ms. Rugerio shared that several homeowners have complained about a man from Landsbrook who is parking his white commercial vehicle in front of their homes. They have spoken to him. He said that he is not allowed to park it in Landsbrook so he parks here. Ms. Rugerio said she is going to put a warning notice on his vehicle. She at least wants to make an effort to let him know that he is not welcome to park here.

Two suggestions have been made for a regular meeting place: Regions Bank and Dr. Phillips YMCA. Ms. Rugerio promises that a regular meeting place would be in place before the May meeting.

ARCHITECTURAL REVIEW BOARD REPORT

Mr. Lupo reported that he has approved one request for yard landscaping. He has approved one request for solar panels.

MINUTES

As this was the first meeting of the newly elected Board there were no previous minutes. Ms. Robson took notes for the meeting.

FINANCIAL REPORT/COLLECTION STATUS REPORT

Ms. Rugerio explained that the Truist Bank account is now open. Directions for online deposit and two deposit slips with addressed return envelopes were sent out in the mail to all homeowners. She is having difficulty seeing some of the payments made, except for those who paid for the full year. Although many records have been turned over, much information is still needed to reconcile the old and new accounts. Calls to KLM Management have not been returned.

Mr. Lupo has volunteered to work with the banks involved to get the needed records. He will track down and contact the appropriate bank officials to get records from the bank where the HOA account was closed out. He will report back on his progress.

Mr. Filippov said we need to get an auditor to work on the accounts and move on.

Mr. Carpenter has volunteered to work on two projects. He wants to be sure that there is enforcement of the Association Covenant that requires a one-time special assessment on the new buyers of homes who come into Phillips Oaks. He would also like to work on negotiating service contracts. Ms. Rugerio welcomed his expertise and would appreciate his correlating efforts with Varsha Shah's efforts to track down Duke Energy officials. We first need to get an invoice from RLC Landscaping separating the charges for the Duke Energy property from our HOA Common area. Everyone seems to agree that Duke Energy should be made aware of the need for them to resume their coverage of the landscaping expenses for the strip of land Duke Energy owns between Imperial Oak Lane and Winder Lynne Lane.

A budget showing HOA monthly, quarterly, and annual expenditures, as well as expected revenue, will be prepared by Ms. Rugerio to be shared with everyone at the May meeting. Although we presently have working capital of \$13,100, there is not a great deal of extra funding once our financial obligations are met. These include insurance, lawyer (for collection of unpaid dues), storage fees, mailbox fees, landscaping, OUC, automated watering, pesticide control, and bacterial control of our two ponds. Once everyone has the precise information about these financial obligations, we can work together to set priorities about new projects going forward.

MANAGER'S REPORT

Phillips Oaks HOA is currently operating on a self-management basis. Hiring a new management company is a topic for future discussion.

OLD BUSINESS

No discussion ensued.

NEW BUSINESS

No discussion ensued.

ADJOURNMENT

A motion was made by Mr. Morales and seconded by Ms. Robson to adjourn the meeting at 7:55 pm and was unanimously approved.

Respectfully submitted by the Secretary,


Sue Robson

Sue Robson
Secretary

Date: May 6, 2024

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