

PHILLIPS OAKS

HOMEOWNERS ASSOCIATION, INC.

Board Of Directors

Meeting Minutes

Orlando, FL

Date: December 16, 2024

CALL TO ORDER/CERTIFY QUORUM

The meeting was called to order at 7:00 pm at the Dr. Phillips YMCA. Directors present: Karen Rugerio, Tom Lupo, Varsha Shah, Sue Robson, and Dave Smith. Members present: Fred Ahmed, Fuad Nasib, Sue Porro, Robert Carpenter, Felix Robinson, Souad Ouhmidou. A representative from Associa, Carmen Romero, was present.

MINUTES

Ms. Romero asked to table the approval of minutes from the previous Zoom meeting. She will provide the minutes for approval before the next meeting.

ARCHITECTURAL REVIEW BOARD REPORT

Mr. Lupo reported that he had only one ARB request this month. A homeowner wants to put pavers all over her backyard. There is a county regulation that no more than 40% of the area can be paved. He has requested the plat of her property to determine if she is following the county mandate. If not, he cannot approve.

FINANCIAL REPORT

Ms. Rugerio noted that there are 21 delinquent payments, 6 of them going back to July. That represents thousands of dollars that are needed to pay for the necessary repair and improvement projects. What is the next step to address this problem? Ms. Romero said that 21 letters need to go out to those homeowners. If they do not make the payments, then attorneys need to be contacted. Mr. Ahmed said certified letters should go out to each delinquent homeowner. Then attorneys need to become involved. Ms. Rugerio and Mr. Lupo agreed to send those certified letters. It was noted that the attorney's fees would be the responsibility of the delinquent homeowner.

OLD BUSINESS

Most relevant topics have been addressed in the Open Forum. Mr. Carpenter stated the placement of the bench would proceed on his schedule.

NEW BUSINESS

Ms. Romero asked if there was anything in the bylaws about rental properties. Ms. Rugerio said there is nothing about short-term rentals, as she was recently questioned about it and could not find an answer in the bylaws or the covenants. The covenants are over 24 years old and need to be revisited and updated with special attention to rental issues. Mr. Lupo stated that Orlando has a city rule that if an owner is going to offer short-term rentals (under 30 days) the owner must be in residence on the

property. Ms. Rugerio said we need to see that the law is enforced. New and specific language concerning rentals must be put in our laws.

Several people expressed concerns about common areas that have been torn up by the ongoing ATT project. Ms. Rugerio says she has been taking photos of the torn-up areas and of the heavy equipment parked on grassy areas. ATT promised it would do all needed repairs to lawns when the project was completed, and we need to give them a chance to do so. If not, Ms. Rugerio will contact them about fulfilling their public commitment to restoring damaged areas.

Ms. Rugerio offered a palette of new colors for painting homes in Phillips Oaks. All the established colors will remain the same. We are adding some new selections to update the look of the neighborhood. The Board unanimously agreed to add the new selections.

Upcoming projects for improvement for the coming year include removing graffiti on Winder Oaks, repairing mortar in perimeter walls, further tree removal, sidewalk repair, seasonal plants at entrance signs, updating entrance signs, dropping the height of sprinkler heads at entrances, and trimming the crepe myrtles. The most important items are those that affect the infrastructure. The Board's accomplishments of the past year will be posted on the POHOA website.

At the next meeting on January 27, 2025, the Board will make decisions on the bids received for tree removal and concrete/masonry work.

OPEN FORUM

The Board thanked Mr. Carpenter for getting bids on the tree removal project. All agreed the job was done expertly and efficiently. Mr. Carpenter suggested that we wait for the sidewalk repair until we know whether the tree removal will involve heavy equipment on the sidewalk since other trees must also be removed. The alternative is to contact the bank for permission for equipment to be on their parking lot on the other side of POHOA's privacy wall. If that occurs, the sidewalk repair can proceed quickly. Ms. Rugerio will contact the bank and make the request.

Mr. Ahmed asked about trimming trees that are hitting his house. The trees involved are the city's responsibility. Ms. Romero asked for his address and said she would put in a request with the city to have those trees trimmed. Mr. Ahmed also asked about the needed wall repair. That is an ongoing issue that is being worked on. Ms. Rugerio asked Mr. Carpenter to add the cost of wall repair to his bid from the concrete company.

Ms. Ouhmidou was concerned about the fact that the new street paving covered up the painted crosswalks. Of special concern was the Hidden Beach entrance as that is a spot for school bus pickup/drop-off. There are also the streets at the Turkey Lake entrance. Mr. Carpenter added the mailbox on Winder Oaks, another spot where it is needed. Ms. Rugerio said we need to contact the city to repaint the crosswalks. Mr. Lupo provided Ms. Romero with the exact locations on the Phillips Oaks map. Ms. Romero said she would check it out and contact code enforcement.

Ms. Ouhmidou also expressed concern about trees blocking the streetlights around her home at night, making it very dark. Ms. Rugerio will get the number on the light poles in question to help report the issue to the city. The city has not been willing to change the lights, which are highway lights and not community lights. They can, however, do some tree trimming that would help with the lighting issue. Ms. Shah added that it is the city's responsibility and that they have responded in the past. She added that if everyone affected called the city it would bring about results much sooner. Ms. Rugerio said

she would get the appropriate phone number for the city department responsible and have Mr. Lupo put it on the website. Ms. Romero said when she got the phone number, she would also call the city about it.

Mr. Ahmed asked when homeowners would receive the coupon books for payment of assessment fees. Ms. Rugerio responded that she was just told this morning by Associa that coupon books would be mailed out this week. Mr. Lupo added that the Associa Town Square on our POHOA.com website has instructions on how the various ways to make payments. Mr. Carpenter suggested it was easy to set up BillPay through one's bank. Mr. Ahmed also asked about the grace period on payments. Mr. Lupo responded that it is 15 days, and then a \$50 fine.

Mr. Lupo then addressed the ARB issue regarding Associa's home inspections. He was just handed the report at this meeting and has not yet had a chance to go over it. Mr. Lupo repeated his plan of organizing inspections by season and by street. Associa, however, does the inspections. Ms. Rugerio expressed concern that we are so far behind on handling violations. Some homes have serious issues that need to be addressed immediately.

Mr. Nasib asked about how to respond to the violation letters. He was told to remove satellite dishes from his property and has done so. However, the letter also said, "House needs repair." There was no explanation of what that meant. Ms. Romero said that there was an error in the letter and some of the information she put in the letter was left out. Ms. Rugerio said such letters need to be clarified with specific information identifying the violation.

Mr. Lupo said that he has not yet seen any letters that Associa has sent out. Once he knows when the violation was issued, he can count the days so we can take action. He reminded everyone that homeowners who receive violation letters can come to the meetings and dispute the charges.

Ms. Rugerio said she still does not know where we stand on addressing the violations. Ms. Shah asked, after the 30 days are up, what happens next? Ms. Romero said that at that point a second warning letter could be sent. An attorney can be contacted after that but asked if the Board wanted to incur attorney fees. The most you can charge for a violation is \$1,000, and attorney fees could be much more. Ms. Romero felt that it's important to get the community to understand the importance of covenants. Education for homeowners about their responsibilities is needed. A response was made that neither renters nor investors care about compliance. Ms. Romero responded Associa can reach out to investors who frequently have their own management companies that deal with the property, but Associa doesn't have that contact information. Ms. Rugerio stated that she provided Associa with a list of all investment companies that own rental properties in the Phillips Oaks community.

Mr. Lupo restated that the Board needs to see the letters that go out to investors. He has sample letters that he has sent in the past and can share those letters with Associa. Ms. Rugerio reiterated that the letters need to be more specific and individualized.

Mr. Smith asked what can be done if renters engage in wild and disruptive behavior. Previous renters of the property next to him were a big problem. The house is going to have new renters again soon, and he hopes that any future problems can be addressed. Mr. Lupo and Mr. Carpenter offered the information that the house was taken over by the government of Brazil. The house is supposed to be rented only to military personnel. The only immediate suggestion to counter any potential problem is to notify the police.

Mr. Nasib and Mr. Carpenter complimented the Board on the attractive holiday decorations at the entrances.

ADJOURNMENT

The meeting was adjourned at 8:02 p.m.

Respectfully submitted by the Secretary,


Sue Robson

Sue Robson
Secretary

Date: December 16, 2024