

PHILLIPS OAKS

HOMEOWNERS ASSOCIATION, INC.

Board Of Directors

Meeting Minutes

Orlando, FL

DATE: February 24, 2025

CALL TO ORDER/CERTIFY QUORUM

The meeting was called to order at 7:00 pm at the Dr. Phillips YMCA.

- Directors present: Karen Rugerio, Varsha Shah, Sue Robson.
- Members present: Robert Carpenter, Nhu Pham.
- Associa Rep. Present: Abe Dernaika.

MINUTES

Ms. Shah moved that the minutes from the December meeting be approved. This was seconded and approved by the Board.

OPEN FORUM

Ms. Rugerio introduced Mr. Dernaika, our new Associa representative, who shared his past experiences and plans for working with POHOA. Ms. Rugerio stressed the need for information about delinquent fees and violations, the problem with the retention pond, and the graffiti. Mr. Dernaika noted the issues and promised to prioritize and address them based on urgency.

Mr. Pham informed the Board that he had still not received a payment booklet. Mr. Dernaika took his mailing information and stated that if no book had been provided, Mr. Pham would not be charged late fees when he made his payment upon receiving his book.

Mr. Carpenter addressed the problem of the dead fish in the retention pond. No fish are left in the pond. Vultures have been stalking the pond. It appears that the chemicals applied around the perimeter of the pond are responsible for this outcome. The application may have been conducted by Lake Doctors or Lake Gem Farms. A dead pond will cause problems with mosquitoes. Mr. Dernaika was concerned because the city will hold the HOA responsible for fixing the problem. He considers this a high-priority item. Mr. Dernaika was also concerned that the HOA is paying three separate contractors. He took the information for all three and said he would see if RLC Landscaping could manage all the jobs as consolidating into one company could save money for the HOA.

ARCHITECTURAL REVIEW BOARD REPORT

Mr. Lupo had given Ms. Rugerio the information that there had been no new ARB requests for the month. Mr. Dernaika asked who else served on the ARB committee. He stated that it was the law that the ARB have a committee of more than one person and recommended the entire Board serve as the ARB committee until a transition can be accomplished.

FINANCIAL REPORT

Delinquent payments and fees will be discussed at future meetings as Ms. Rugerio receives the information from Associa.

OLD BUSINESS

Ms. Rugerio reported that attractive flowers have been planted at both entrances by RLC Landscaping.

NEW BUSINESS

Mr. Carpenter asked for Board approval to donate and install a second bench. The Board voted and Mr. Carpenter received unanimous approval and was thanked for his generosity

ADJOURNMENT

The meeting was adjourned at 7:21 p.m.

Respectfully submitted by the Secretary,



Sue Robson
Secretary

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