

PHILLIPS OAKS

HOMEOWNERS ASSOCIATION, INC.

Board Of Directors

Meeting Minutes

Orlando, FL

Date: January 27, 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, Tom Lupo, Varsha Shah, Sue Robson, Dave Smith. Members present: Barbara Smith, Felix Robinson, Fuad Nassif, Sue Ouhmidou, Adolfo Morales, Arlene McCarthy, Merlyn Brito, Robert Carpenter, Nhu Pham, Siva Gusam. Representative from Associa, Carmen Romero, was present.

MINUTES

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

ARCHITECTURAL REVIEW BOARD REPORT

Mr. Lupo stated that he has requested copies of the violation letters Associa has sent to homeowners so that if homeowners object to him about the cited violation he will know what the complaint was. He received that violation report tonight and will look over it. As for ARB requests, Ms. McCarthy filed an ARB request for painting her home, and as she is compliant in her color choice her request was approved. Another homeowner wants to put pavers in her backyard, but she has not complied with the information that is legally required and so the request was denied. Mr. Lupo stated that the ARB book is on Town Square explains how the ARB functions. The website MyPOHOA.com lists the 10 new colors schemes that are ARB-approved to bring the look of the neighborhood up to date. Mr. Lupo suggested that older house colors should be reviewed. Looking ahead, Mr. Lupo would like to discuss the option of adding stone as a choice for the front of homes. He also wants to discuss switching the streetlights from highway lights to neighborhood lights which would improve the look of the neighborhood.

FINANCIAL REPORT

Relevant topics concerning delinquent payments and fees were addressed in "Open Forum".

OLD BUSINESS

Ms. Shah asked how the present situation stands with AT&T. She stated that AT&T dug up 3 spots in her yard, and so far, has done nothing to correct it. Ms. Rugerio said she called AT&T last week to ask when repairs on the yards affected would begin. She stated that she has photos of damaged areas if they needed them. Ms. Rugerio was told that a representative of the company would be in touch, but no one has contacted her yet. She will call them again this week. Ms. Shah stated that the needed sidewalk repairs next to the wall alongside the bank and pharmacy were completed. Also, today the city sent workers to clean out drains. Ms. Rugerio stated that some individuals continue to dump their

leaves into the drains in front of their houses. Ms. Shah said the workers have left signs advising people not to do this, but it continues to be a problem.

NEW BUSINESS

Ms. Gusam asked about tree trimming on Hidden Beach. She stated that city trees which are outside the brick wall are so overgrown that they are hitting her screened enclosure. Mr. Lupo advised her that she is legally free to cut back any part of the tree that is growing in her yard.

Ms. Rugerio said that now that sidewalk repairs are taken care of, the trees on Hidden Beach are now the Board's top priority. They will begin working with the city to see these trees are taken care of. Affected homeowners will be kept informed as any work is planned.

Mr. Morales asked when decisions would be made about placing stone on the front of homes. Mr. Lupo said a discussion would be held at the next meeting. Mr. Morales asked about the fiberglass stone that a homeowner could cut and apply on their own. Mr. Lupo said that would need to be investigated carefully as that product could be a cause of mold.

Ms. Rugerio said that agreement has been reached with landscaping so that ornamentals will be put in at both entrances and will be changed quarterly.

OPEN FORUM

Ms. Rugerio opened the meeting for input from members.

Mr. Carpenter asked about the status of assessments that are in arrears from October and now for January. Ms. Rugerio stated that the Board has the notification of the collection policy from Associa as well as the updated late assessment list.

Mr. Lupo will post a copy of the letter (when available from Associa) that is going out to the delinquent owners. It states that 15 days after the due date a \$50 late penalty will be leveled, and the total amount will accrue interest until the bill is paid. In addition to the letter the website will post the statement of the applicable law.

Mr. Carpenter then asked whether the delinquent assessments being addressed include October as well as January. Ms. Rugerio said that Associa has not yet given the Board the information on the October delinquent accounts.

Mr. Pham said that he paid on one check for all of 2024 and for January 2025 but was not shown on Town Square as paying. Mr. Pham had gone in person to pay at the Associa office on Vineland Rd. but was told that the woman assigned to accept payments from our HOA was not present.

Mr. Carpenter advised that people be aware that Town Square charges a 3% fee for paying on that site.

Ms. Romero apologized and asked that Mr. Pham see her personally at the end of the meeting so that she could see that this issue is completely resolved. Mr. Pham added that he never received a coupon

book. Ms. Romero assured him she would check his mailing information and see that it is mailed to him.

Mr. Carpenter asked what is being done about the delinquent assessments from October.

Ms. Rugerio responded that now that the January reports are in place and being dealt with, she will get with Gaby, who is the financial officer at Associa and get the October situation straightened out. She added that this is the reason the HOA is with Associa – because the bookkeeping is a monster. Ms. Rugerio said that Gaby has done a great job of getting income tax reports ready and that now they will work together on the delinquent accounts.

Mr. Carpenter asked who keeps track of payments that new home purchasers must make as they enter the HOA.

Ms. Rugerio stated that she is keeping track and mentioned that there is currently an estoppel on the house on Oak Promenade. It is currently pending but when the money comes in, it will go into the operating budget. She reiterated that while she, Ms. Shah, Ms. Robson, Mr. Lupo and Mr. Smith can effectively deal with paying bills and physical upkeep of sidewalks, trees, etc., the heavy lifting of keeping all necessary records up to date is why Associa is here.

Mr. Carpenter asked, “Who turns on the lawyers?”

Ms. Rugerio answered that ultimately that is up to the Board. She added that the HOA has just paid over \$5,000 in insurance coverage to deal with legal issues.

Mr. Morales brought up his objections concerning Associa’s lack of knowledge and effectiveness. As a former Vice-President of the Board, he feels that he is not being informed about what is going on.

Ms. Rugerio said she would continue to share information if the Board could proceed with the agenda.

ADJOURNMENT

The meeting was adjourned at 7:55 p.m.

Respectfully submitted by the Secretary,



Sue Robson
Secretary

Date: January 27, 2025