

# PHILLIPS OAKS

HOMEOWNERS ASSOCIATION, INC.

Board Of Directors

Meeting Minutes

Orlando, FL

**DATE:** July 28, 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, Sue Porro, Fuad Nasib, Vim Pinto, Absa: Robertnez, Halyn Martinez.

## **MINUTES**

Ms. Shah moved that the June minutes be approved. Seconded by Ms. Robson and approved by the Board.

## **OPEN FORUM**

Ms. Pinto expressed concerns about the tree removal, stating that trees are precious and should only be cut down in emergencies. Ms. Rugerio explained the problems with damage to homeowners' property, sewage lines, and the perimeter wall.

Mr. Carpenter asked about the two trees on Conroy Rd., which are a big concern to the Jackson family. Although they cannot be cut down at this time, he asked if they could be trimmed. Ms. Rugerio said that it cannot be touched at this time because they are on the Duke Energy line. When the issue with the other trees is resolved, he can then go ahead with the trimming.

Ms. Robson asked about the status of the Airbnb on the corner of High Oak and Winder Oaks. Ms. Rugerio reported that Code Enforcement has been out to the home and is actively pursuing the case. At this point, the enforcement officer, Ms. Chery, is attempting to obtain proof that the homeowner does not reside on the premises.

Ms. Robson then asked about the status of the older HOA website. Any decision about that will be addressed at the beginning of next year. Lastly, Ms. Robson stated that the landscaper does not do a good job of edging next to the hedges on Hidden Beach. There are also weeds in the hedges. Ms. Rugerio will notify Fluid Dynamics about the weed issue. Ms. Robson and Ms. Rugerio both expressed concern about the Spanish moss in the median at the entrance to Hidden Beach. Ms. Rugerio will address this with the landscaper. The landscapers are working on the vines growing on the shrubs, doing one section each time they come. Fresh flowers have been planted at the Hidden Beach entrance.

Ms. Pinto made a personal complaint against a Board member and was told that personal issues between neighbors would not be discussed at HOA meetings, according to directions received from Associa.

Mr. Nasib asked if the two large trees on the side of his home were his or the property of the HOA, or of the city. As they are within his property line, the trees are his. He asked about trimming them as they

are beginning to affect the foundation of his home. Ms. Rugerio said he could trim the trees on his property, but if he wants to cut them down, he must apply for a permit from the city.

Ms. Martinez asked about who has the responsibility for cutting branches on trees. Ms. Rugerio explained that it depends on where the tree is located. Trees can be the responsibility of the city, such as the ones planted on the curb, Duke Energy if they are in the designated area of the power lines, the HOA if they are in the common areas, or the homeowner if they are on his/her property.

#### **MANAGEMENT REPORT**

Mr. Dernaika did not attend the meeting due to illness. Ms. Rugerio reported that Mr. Dernaika said that he has sent out the second level of violations. The liens on the property have been sent to the lawyers.

#### **ARCHITECTURAL REVIEW BOARD REPORT**

Mr. Lupo has not reported any new ARB requests.

#### **FINANCIAL REPORT**

Mr. Dernaika had reported that the operating budget was \$2,000 in arrears, but that the issue had been resolved with the most recent assessment payments. Ms. Rugerio added that several homeowners contact her quarterly to report problems with making their payments and requesting the bank information for payments. In every case, she refers them to Associa, providing them with their phone number and email address.

#### **OLD BUSINESS**

Ms. Rugerio reported that a letter has been sent to Mr. Mallory, who represents the city on the matter of tree removal. The letter asks for a 90-day extension to plan the next steps with the trees and to present the plan to the city.

#### **NEW BUSINESS**

Phase three of the tree removal plan is on hold. Currently, the Office of City Commissioner Bakari Burns is coordinating with Mr. Mallory and code enforcement about this matter.

The Board is concerned because we have not heard from the bank about the foreclosed home, which was under a lien by the HOA. Acme Real Estate oversaw the sale. It is important to notify Mr. Dernaika so that Associa can follow up on this.

#### **ADJOURNMENT**

The meeting was adjourned at 7:20 p.m.  
Respectfully submitted by the Secretary,



Sue Robson  
Secretary

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