

PHILLIPS OAKS

HOMEOWNERS ASSOCIATION, INC.

Board Of Directors

Meeting Minutes

Orlando, FL

DATE: June 23, 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, P, Tom Lupo, VP, Varsha Shah, Treasurer, Sue Robson, Secretary, David Smith. Members present: Sandy O'Toole, Robert Carpenter, Sue Porro, Faud Nasbid. Representative present: Abe Dernaika

MINUTES

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

OPEN FORUM

Mr. Dernaika reported that options for illegal parking are limited because we are an ungated community. However, he was able to contact the sheriff and the white truck that has been parked for months on neighborhood streets has been ticketed and since been legally parked in a driveway.

Ms. Robson expressed concern about the traffic coming and going at the Airbnb near the Hidden Beach entrance. Mr. Dernaika said he has sent letters to the owner, but she is not communicating with him. Associa is aware of the situation and is monitoring it. They will follow up.

Mr. Nasib expressed appreciation for everyone's efforts. He is pleased with ongoing improvements.

MANAGEMENT REPORT

Mr. Dernaika reported that a schedule for violation inspections is in place. Right now attention is being paid to lawns. The next area to be inspected will be fences.

Many fines for delinquent fees have been paid. There are several homes with late fees and some with an Intent to Lien order. There is a total delinquency balance of \$4,244.28. Many are small amounts, and Mr. Dernaika has communicated with these owners. He is being lenient with homeowners who respond to violation letters. If the homeowner acknowledges the problem and presents a plan to fix the problem, he will work with them.

Mr. Carpenter is concerned with freeloaders and asked about how the lien process was proceeding. Mr. Dernaika said that a lien letter has been sent out for the largest violation which has gone on for 120 days. In this case, the realtor has responded and will take care of the fee. The two largest violations are homes with absentee owners.

ARCHITECTURAL REVIEW BOARD REPORT

Mr. Lupo reported that no new requests have been received by the ARB. Mr. Dernaika added that Mr. Lupo's plan for doing quarterly inspections is being implemented and is appreciated.

FINANCIAL REPORT

Information on liens and delinquent fees was dealt with by Mr. Dernaika in the Open Forum. The current operating budget is \$9,824.60 and the reserve budget is \$62,179.29.

OLD BUSINESS

Violations were dealt with in the Management Report above. Mr. Dernaika added that anyone with violation questions or concerns should contact him directly. It is his job to deal with complaints or problems.

11 trees on Oak Promenade and Hidden Beach were removed on May 6, completing Phase 2 of the tree removal plan.

Phase 3 of the project is on schedule for July 1-2. The preparatory tree trimming on Conroy has been completed by Duke Energy. All 14 trees in Phase 3 are ready for removal. Mr. Carpenter asked about the next set of trees but Ms. Rugerio said that HOA funds cannot handle Phase 4 yet. Mr. Dernaika agreed that the Board needs to work with the current operating budget. Ms. Rugerio stated that roots of the trees on Hidden Beach threaten several swimming pools. The HOA would be financially responsible for any damage to the pools. She has been in touch with the insurance company which said that the removal/reinstallation of those pools could cost hundreds of thousands of dollars. The plan in place to remove the trees demonstrates the HOA is acting responsibly.

NEW BUSINESS

Mr. Dernaika reminded everyone that the Board is composed of unpaid volunteers. Board members must work together professionally. Any disputes between neighbors are to be handled by those neighbors involved. It is not the function of the HOA to act as an arbiter in such personal disagreements. Ms. McLean Smith asked what protocol for the meetings is used and if Robert's Rules of Order is used. Mr. Dernaikas stated that Robert's Rules of Order is the expected protocol.

Mr. Dernaika said that the Board needs to decide how it wants to handle the upcoming Board election. The agreed plan for the election can be discussed at the July meeting.

Ms. Rugerio asked Mr. Lupo to post a reminder about the upcoming assessment fee due on July 1 on the website.

ADJOURNMENT

The meeting was adjourned at 8:04 p.m.
Respectfully submitted by the Secretary,



Sue Robson
Secretary

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