

PHILLIPS OAKS

HOMEOWNERS ASSOCIATION, INC.

Board Of Directors

Meeting Minutes

Orlando, FL

DATE: March 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, Tom Lupo, Varsha Shah, Sue Robson.
- Members present: Robert Carpenter, Felix Robinson, Fuad Nasib. Representative from Associa, Abe Dernaika.

MINUTES

Ms. Shah moved that the minutes from the February meeting be approved.
Seconded by Mr. Lupo and approved by the Board.

OPEN FORUM

Mr. Carpenter asked about the status of assessment fees.

Mr. Dernaika requested that, in the future, requests for such information be submitted in advance of the meeting. Mr. Dernaika was able to provide the information that 5 late notices had been sent out and there are currently 4 delinquencies, all of which are being handled by Associa. He added that the full financial report, including delinquent accounts, once approved by the Board, is available to any homeowner on the Town Square website.

Mr. Nasib reported that he contacted AT&T but received no results on restoring his property.

Ms. Rugerio, representing the HOA, contacted AT&T twice and received no results. She will continue to pursue this.

Ms. Shah said that she received plans for refurbished marquee signs and will send copies to the Board for review. If approved, she will proceed with bids. The topic will be rolled over to the next meeting agenda.

MANAGEMENT REPORT

Mr. Dernaika thanked Ms. Robson for her detailed report on landscaping violations, which will prove helpful going forward. As this is the dry season, immediate attention needs to be given to roof cleaning/repair and house painting. Mr. Dernaika has acquired written approval to paint over the graffiti wall. He received 3 bids and recommends taking the low bid of \$3,150. Although expensive, the 3 stages of the job will conclude with a glaze

coating, which will make the removal of future graffiti possible with water. The job will cover 175' of fence and 65' of wall and will include a warranty on the work.

Ms. Rugerio motioned that the Board accept the bid and proceed with the work. Mr. Lupo seconded it, and the motion passed.

ARCHITECTURAL REVIEW BOARD REPORT

Mr. Lupo noted that Lot # 6 had the privacy wall broken when traffic poles were pounded in. However, too much time has passed, and the homeowner will be responsible for repairs.

The Airbnb problem on Lot #1 continues to be an issue. Mr. Dernaika will get on it.

FINANCIAL REPORT

Delinquent payments and fees were discussed in the Open Forum above. Concerning the foreclosure on Imperial Oaks, the bank is conducting maintenance. HOA Board should be notified if there is a sale.

OLD BUSINESS

Pond renewal was taken care of by Lake Doctors. Water was tested and approved; fish are healthy and thriving. Mr. Dernaika will see that payment to Lake Doctors is reinstated.

The newest house colors approved for painting were put to a vote by Ms. Rugerio, seconded by Mr. Lupo, and approved by the Board.

NEW BUSINESS

The Board thanked Mr. Carpenter for installing a second bench.

Ms. Rugerio suggested mulching the area of pampas grass next to it.

Ms. Shah suggested using the large pine bark nuggets.

Mr. Dernaika said he would investigate the cost of the project and would report on it. Mr. Dernaika asked if the Board would consider to continue the MYPOHOA website, in addition to Town Square, as eliminating the POHOA website. Discussion ensued with homeowners saying they didn't like using Town Square, or that they used both. Both websites will remain for the present, and topic can be revisited in six months if necessary.

Mr. Lupo brought up that fact we need to find a way to replace the current highway lights on our streets with community lights. Mr. Dernaika asked for time to research this issue, but promised he would research options.

Ms. Robinson asked about non-homeowners parking their truck on our streets. It is legal if truck is moved after 5 days. If not, it can then be reported as abandoned and can be towed. Taking daily photos of the truck with a time stamp could serve as proof of the violation. Ms. Robson and Ms. Shah said they could do that.

Ms. Rugerio proposed action on removing the 5 trees along the wall between the mailbox and Turkey Lk Rd. There is a low bid of \$2,500 for all 5 trees. However, a more urgent problem has been reported by Mr. Delicat on lot #2. There are 2 trees threatening his wall and pool. If they are damaged, the HOA is responsible for cost of repair. Getting a new bid for that project is urgent. Mr. Carpenter and Ms. Rugerio will meet on Thursday with the low-bid contractor to examine the trees. Ms. Shah expressed concern about the cost of all these projects, but Mr. Dernaika said the HOA is in excellent financial shape.

ADJOURNMENT

The meeting was adjourned at 7:21 p.m.
Respectfully submitted by the Secretary,



Sue Robson
Secretary

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