

PHILLIPS OAKS

HOMEOWNERS ASSOCIATION, INC.

Board Of Directors

Meeting Minutes

Orlando, FL

October 28, 2024

CALL TO ORDER/CERTIFY QUORUM

The meeting was called to order at 7:22 pm at the Dr. Phillips YMCA. Directors present: Tom Lupo, Varsha Shah, Sue Robson. Members present: Fuad Nasib, Sandy O'Toole, Sue Porro. No representative from Associa was present. At 7:07 Mr. Lupo texted Ms. Carmen Romero our community representative who had indicated she would attend. However, he did not receive a reply, nor attend.

MINUTES

No minutes of the previous meeting were available as Ms. Romero did not attend.

ARCHITECTURAL REVIEW BOARD REPORT

Mr. Lupo reported that he accompanied Ms. Romero to inspect the entire neighborhood. Mr. Lupo explained that the Board first sends a letter notifying the homeowner of the problem. The homeowner then has 30 days to address a complaint. A homeowner then receives a violation letter stating that if the problem is not solved in the next 30 days, a lien will be placed on the property. Ms. Romero said that she would be sending out violation letters immediately. Mr. Lupo requested a list of the homeowners who would receive a letter. Ms. Romero said she would explain her process and provide information when she attended the next meeting. (She did not attend.)

Regarding the homeowner who installed solar panels, according to Florida law, the HOA cannot withhold approval. Mr. Lupo spoke with the homeowner and the homeowner produced all the necessary paperwork and permits.

FINANCIAL REPORT

Mr. Lupo stated that work must begin on the new budget. Ms. Porro asked who created the budget. Mr. Lupo stated the Board makes up the budget and then shows it to the management company. He added that only the Board can manage the reserve money.

The question of the source of new revenue was raised. Ms. Porro stated that Ms. Rugerio wanted to suggest an increase in assessments to \$215 a quarter. This would provide an additional \$10,000 in annual revenue, something that is needed as the reserve money has already gone from \$70,000 to \$60,000 as recent cleanup and improvement projects have been done. The reserve money does not automatically replenish itself. Mr. Lupo and Ms. Robson were against raising the assessment fees. Mr. Lupo wants to take out a bank loan, insisting that low monthly payments would not be a hardship. Ms. Porro opposed taking out a loan as the interest on the loan means the HOA is giving the bank more of our money. Ms. O'Toole suggested a third option was levying a one-time special assessment fee.

Mr. Lupo suggested making a list of what the board wants to accomplish and the price of each project so the board can prioritize the issues based on cost on those that need immediate attention and those that could be long-term goals. Ms. Porro volunteered to write up the list and send it to all board members. Ms. Shah will work on getting estimates for removing trees. Mr. Lupo will work on getting estimates for replacing the 5 entrance signs.

Items on the list include: • Drop height of sprinkler heads at entrances. • Remove problem trees • Repair broken sidewalk • Mend brick wall • Replace entrance signs • Remove graffiti on Winder Oaks

OPEN FORUM

Ms. Robson stated that she had a list of concerns she needed to share, including: When did violation notices go out? In what form did they go out? We don't need information about the whole community just the violations. Also, the board should see the monthly statements from Associa for September and October.

What can be done about commercial trucks on the street? They are legal in the driveway, but what about the street?

The Airbnb house at 4761 High Oak Court continues to host different cars in the driveway. The owner does not live in the house. She comes in and cleans between bookings but does not live there. Orlando City law says the owner must live there or it is a violation.

Minutes from the monthly meeting should go to Karen. Ms. Robson will post them on the bulletin board for homeowners to read and Ms. Robson will keep a copy in a book for the year.

A neighbor on Imperial Oak Lane has been engaged in harassment of Ms. Robson and Ms. Shah over non-existent issues and using loud, coarse, and abusive language. What can be done?

The pool pump at 6714 Imperial Oak Lane is extremely loud.
Hurricane shutters up on the front and side windows of houses should come down.

ADJOURNMENT

A motion was made by Mr. Lupo and seconded by Ms. Porro to adjourn the meeting at 8:18 pm and was unanimously approved.

Respectfully submitted by the Secretary,



Sue Robson
Secretary