

# Remington Oaks Homeowners Association, Inc.

(A Corporation Not-for-Profit)

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## R.O.H.A. Annual Meeting

November 9, 2010

Check-in, certification of proxies and distribution of ballots was conducted as Membership entered the Kathleen Baptist Church Hall.

A quorum was met with 23 members present and 32 proxies for a total of 55.

The meeting was brought to order by President, Mary McKillip, at 7:03 p.m.

Mary announced a change to the order of business. Following the Treasurer's Report the Agenda will advance to New Business and discussion of the Covenants and Restrictions as they relate to Amendment 2 of Phase I.

Mary then introduced the 2010 Officers: Mary McKillip, President; Rita Willis, Vice President; Shirliann Lewandowski, Secretary; Jeff Baxter, Treasurer; Ed Tatlian, ACC Co-Chair; and Todd Cannon, ACC Co-Chair.

**Secretary's Report**, Shirliann Lewandowski: Exhibited the notarized Proof of Notice Affidavit certifying the Annual Meeting notification mailed to members on October 20, 2010.

A summary of the 2009 Minutes was distributed; a full version can be accessed on the website.

No additions or corrections were made to the minutes and they were accepted as submitted.

**Board of Directors Election:** As specified in the Association documents Directors are elected to 3 year terms at the Annual Meeting and they vote for specific offices at the December Board meeting. Two Director terms expire this year, Shirliann Lewandowski and Ed Tatlian.

The two candidates on the ballot were Mary Formy-Duval, Lot 11, and Troy Lung, Lot 29. No nominations from the floor. Since there were two vacancies and two candidates Mary asked if there were objections to a voice vote rather than a ballot vote. Motion was made by Henry Hasse, Lot 10, and seconded by Della Smither, Lot 58, that we accept the voice vote to fill the two vacancies. President, Mary McKillip, then asked for the vote for the two candidates. The candidates were elected unanimously.

**Treasurer's Report**, Jeff Baxter: The cash balances

ROHA Checking	\$621.45
ROHA Money Market	\$4281.38
ROHA Reserve	\$20536.07
ROHA Reserve 2	\$2024.50

The 2010 Preliminary Financial Report and 2011 Proposed Budget were presented. Dues remain at \$160 despite 5 lots past due; one of these since 2009. Entrance lighting, tree trimming, irrigation system and retention pond mowing were maintenance and improvements discussed; the Board will consider the entire ecosystem before making any changes.

Bill Formy-Duval, Lot 11, made the motion to approve the budget as presented, seconded by Matt Millette, Lot 1. Motion carried unanimously.

### **Officers Reports:**

**Architectural Control Committee:** Revised Overnight Street Parking Policy and Privacy Hedge Criteria were distributed. Ed Tatlian thanked everyone for complying with ROHA policies last year and taking care of their property. Ed reminded everyone if there are changes to property an Exterior Modification Request for approval is needed prior to alteration. Todd Cannon offered his assistance to anyone who needed some help.

**Vice President,** Rita Willis: No report.

**President,** Mary McKillip: 2010 entrance changes included new lights, a cleaned sign and blocks installed to protect pop-up sprinkler heads. Future projects might be replacing the sign, revamping the landscaping and installing soaker hoses in the beds.

Electronic Communication Permission form was attached to the ACC handout and homeowners were asked to complete and return the form. This year the Board sent 3 "Alert" emails to 76 homeowners about the alligator in Phase II and vandalism of automobiles. To receive this type of information please contact the Board at the email address on our letterhead.

Important phone numbers are:

Sheriff's non-emergency number 863-298-6200

Animal control 863-499-2600

Lift Station 863-534-7351 Station 179

Street light issues should be reported to Lakeland Electric via phone or email.

**Old Business:** None

**New Business:** Amendment 2 for Phase I is invalid due to the late filing of the Amendment 2 for Phase I. Amendments were made to the Covenants for Phase I and Phase II so they are exactly the same. The problem existing is that for Phase II this amendment is valid and for Phase I it is not, due to the date of filing. To correct the inequity requires notarized signatures of 90% of both Phase I and Phase II homeowners. If 10 homeowners should fail to sign the petition it would remain non-equitable. While the Amendment includes three sections the real issue is fines for non-compliance: In Phase II the Association can issue fines to deter non-compliance before involving lawyers, and in Phase I it means lawyers, mediation, and even court cases if there is no correction after a courtesy letter.

The issue was raised to determine if homeowners wanted the Board to proceed with an attempt to end the inequity between the two Phases. Discussion included the effectiveness of fines and the cost to all homeowners when lawyers, mediation and court rulings are necessary especially as it affects annual dues.

Bill Formy-Duval, Lot 11, made a motion that the membership give the Board the power to go forward with trying to obtain the 90% of homeowner signatures needed to amend the Phase I Covenants to agree with those of Phase II. Motion seconded by Bob King, Lot 25. Motion carried unanimously.

A Notary was present to witness signatures from all present at the meeting who supported the validation of the Amendment. Homeowners discussed the possible logistics for obtaining the necessary notarized signatures.

**Adjournment:** Motion to adjourn made by Henry Hasse, Lot 10, and seconded by Todd Cannon, Lot 35. Motion carried unanimously at 7:50 p.m.

Respectfully submitted,

Shirliann Lewandowski, Secretary  
Remington Oaks Homeowners Association, Inc.