

Oak Hollow Homeowners Association, Inc.
Board of Directors Meeting Minutes

Date: 13 November 2016

Call to Order: 5:01 P.M. by: John Nasby

Board Members Present: Andrew Hosler, Treasurer
 Russell Case, Secretary
 John Nasby, Director

Quorum: Yes, No (Majority = 3, Bylaws Article V, Section 3)

Proof of Notice: Yes, No

Oak Hollow Homeowners Association, Inc.
Proof of Notice

The undersigned agent of the Oak Hollow Homeowners Association, Inc. states that notice of the 11/13/16 (date) meeting of the BOD (members, BOD) was noticed by mailing (posting, mailing, etc.).

Under the penalties of Perjury, I declare that I have read the foregoing and the facts stated in it are true.

Andrew Hosler
Agent

[Signature]
Date Signed

Oak Hollow Homeowners Association, Inc.
Board of Directors Meeting Minutes

Approve the minutes of the 16 October 2016 Board of Directors meeting:

Approve	Reject	Abstain	Director
✓			Andrew Hosler, Treasurer
✓			Russell Case, Secretary
✓			John Nasby, Director

All board decisions requiring a vote must be recorded in the minutes (Florida Statutes 720.303(3)).

New Business:

In consultation with our HOA attorney, Barbara Stage, Esq., CPAs, and the IRS, there following advice applies:

1. The OHHA cannot apply for non-profit status because we do not have any provisions, such as social clubs, that allow us to qualify as a non-profit. But, our organizing documents do dictate that OHHA is a not-for-profit corporation. Therefore, we continue to file IRS Form 1120-H.
2. No board member, even the Treasurer, may discuss individual account status with anyone. This could be interpreted as debt collection practices and may violate state and Federal laws. All delinquent accounts are to be sent to the attorney for collection.
3. Board members are open to all members. Previous attempts to suppress speech by Towers Property Management have been thwarted. Open and free discussion by members at a board meeting is encouraged. However, several times in the past, rude and abusive speech has occurred that was disruptive. Violators will be asked to leave the meeting and if non-compliant will be forcibly removed by the police. Removed members may have others represent them at the board meetings. This applies to all meeting types, including membership meetings.

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1. Our attorney, Barbara Stage, Esq., will finalize a letter to be attached to an invoice with a number of line items. These are an explanation of the carry forward amount for 2015, the 2016 Annual Assessment, a credit for amounts paid in 2016, an adjustment for the 2016 annual assessment, and any other credits or debits as described in the attached spreadsheet. It is proposed that these credits and debits be discussed and approved. Once approved, a copy of the letter and an invoice can be sent to every homeowner to settle the financial affairs of the Oak Hollow Homeowners Association, Inc. for 2016.

Notes:

Approve	Reject	Abstain	Director
✓			Andrew Hosler, Treasurer
✓			Russell Case, Secretary
✓			John Nasby, Director

Oak Hollow Homeowners Association, Inc.
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2. There are homeowners who have not paid their assessments for 2016. We must establish “amnesty” for this, suggested to be 60 days. In conjunction with accounting for the credits and debits, it is proposed that the entire invoice be given 60 days to pay. In the event payment is not received, the amount will be turned over to the attorney for collection. In every case of collection, the costs of collection will be paid by the homeowner.

Notes:

Approve	Reject	Abstain	Director
✓			Andrew Hosler, Treasurer
✓			Russell Case, Secretary
✓			John Nasby, Director

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3. In order to sell the common lot, it is prudent to obtain 100% approval from each homeowner, but we may accept a 75% approval. Once approval is obtained, the Board of Directors can then proceed to sell the property. Proceeds will then be split proportionately among the homeowners. A survey was sent as part of the meeting notice. If we receive at least 75% approval, propose that we sell the Common Lot.

Notes: The board has not received at least 75% of the replies, so no action can be taken.

Approve	Reject	Abstain	Director
			Andrew Hosler, Treasurer
			Russell Case, Secretary
			John Nasby, Director

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4. A review of the past financial records indicates that board members received compensation in the form of gift cards and direct payments. Volunteer activity may incur liability for injuries to them or caused by them. We may also be exposed to worker's compensation laws. Board members are expressly prohibited from receiving compensation, but other members may accrue liability for the HOA. Propose that we instruct the HOA attorney, Barbara Stage, Esq. to request reimbursement for any compensation post 1 July 2013.

Notes:

- Board members only.
 Board members as well as homeowners.

Approve	Reject	Abstain	Director
	✓		Andrew Hosler, Treasurer
	✓		Russell Case, Secretary
		✓	John Nasby, Director

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5. Discuss and approve the 2017 Budget.

Notes: Approval of the 2017 budget is pending response from the HOA attorney regarding the board's ability to budget for special items that we know are upcoming, such as a tree removal, or replacement of the well.

Approve	Reject	Abstain	Director
	✓		Andrew Hosler, Treasurer
	✓		Russell Case, Secretary
	✓		John Nasby, Director

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6. We are required to complete the installation of landscaping initiated in 2015. The remaining budget for this is \$1928.96. Propose that we select appropriate species of oak trees and planting locations. We can then solicit landscapers to perform the procurement and installation.

Notes: Craig Green has volunteered to obtain landscaping estimates where the landscapers propose species and placement. The board can then vote on the proposal. Therefore, the vote is postponed.

Approve	Reject	Abstain	Director
			Andrew Hosler, Treasurer
			Russell Case, Secretary
			John Nasby, Director

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7. Propose that we cap the annual assessment to \$250.00 in compliance with advice from Barbra Stage, Esq. This aspect was missing from our original documents. She can add this to the amendments to the covenants and restrictions.

Notes: The cap on the assessment is \$300.00.

Approve	Reject	Abstain	Director
✓			Andrew Hosler, Treasurer
✓			Russell Case, Secretary
✓			John Nasby, Director

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8. Propose that we send out a letter to the membership asking if they want to establish a deferred maintenance account. We will need a 51% approval for this.

Notes:

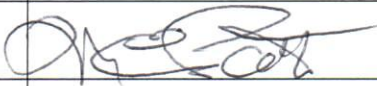
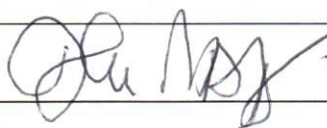


Approve	Reject	Abstain	Director
✓			Andrew Hosler, Treasurer
✓			Russell Case, Secretary
✓			John Nasby, Director

Adjournment: 6:06 P.M.

Oak Hollow Homeowners Association, Inc.
Meeting Sign-In Sheet

Meeting Type: Membership Meeting Board of Directors Meeting

Meeting Date: 13 Nov 2016

Lot	Last Name	Signature
1	Potter	
2	Rodd	
3	Kimrey	Present but did not sign-in
4	Nasby	
5	Poling	
6	Daniel	
7	Case	
8	Gonsalves	
9	Bosley	Present but did not sign-in.
10	Hosler	
11	Kuhns	
12	Thomas	
13	Green	Present but did not sign-in.
14	Sloan	Present but did not sign-in.
15	Roggio	

Oak Hollow Homeowners Association, Inc.
Meeting Sign-In Sheet

Meeting Type: Membership Meeting Board of Directors Meeting

Meeting Date: 13 Nov 2016

Lot	Last Name	Signature
16	Stevens	
17	Williams	
18	McCorquodale	<i>Samuel McCorquodale</i>
19	Worth	<i>Cindy McCorquodale</i>
21	Clark	<i>J. Worth</i>
22	Wolfe	<i>Jeremie Potts</i>
23	Colangelo	
24	Schmitz	
25	Markey	
26	Weighill	<i>Present but did not sign-in.</i>