

LAUREL OAK AT LIVE OAK PRESERVE
HOMEOWNERS ASSOCIATION MEETING / BUDGET ADOPTION
22 Oct 2012 - 6:30 PM
MINUTES

1. **Call to order** 6:35 pm
2. **Roll Call:**
 - a. BoD: (Janel, Vince, Jason, Sandra, & Jamie)
 - b. Guests: Linda Rebmann, Barbara Hanley, John Hickerson
3. **Approval of 20 Sep Meeting Minutes** MOTION: APPROVED 5 – 0 in favor.
4. **Review/Approve 2013 Budget:** MOTION: APPROVED 5 – 0 in favor. The vote was preceded by a BoD discussion on historic Budget underestimates, foreclosure rates, inadequate homeowner remittance rates, and lack of communications between BoD and overdue homeowners' payments.
5. **Status of Accounts Reconciliation / Next Steps:** Jason sent notification to homeowners where we have incomplete or no record of past payments. Several members have provided proof of payment. The current lack of accurate documentation for Village HOA payments is a result of past payment methodology. The upcoming Regions Bank Payment Coupon practice should alleviate this ambiguity.
 - a. Payment Coupons:
 - i. MOTION: APPROVED 5 – 0 in favor to purchase the Coupon Books and compile a list Homeowner names from Regions Bank for future Village HOA fee payment method. Booklets cost \$4.00 per homeowner and will permit payments periods of Yearly or Monthly. A person may pay Quarterly by sending in three payment coupons with remittance.
 - ii. Newsletter: We will draft the next letter to notify the residents and owners of the upcoming change to HOA payment coupon booklets. (Jamie & Vince)
6. **Monument Proposal:** Since BoD approval to move forward on the Monument refurbishment, Janel learned that the Master HOA is now offering to pay 50% of such costs to assist the villages in the upgrade and beautification of the Live Oak Preserve visual aesthetics to better compete with the local, competitive sub-divisions (Grand Hampton, Hunters Green, Tampa Palms, etc.).
7. **Violations:** Janel reminded us that Violation observances and notifications are the function of the Master HOA, but it is still up to all Village members to abide by the By-laws. Mentioned was some continued pet owners violations for not picking up their pets' waste (a Florida state ordinance), cars parked in the street overnight (By-law), and sidewalk power-washing (homeowner responsibility within their property lines; BoD responsibility in common areas surrounding the pond, sitting park, and other similar areas. MOTION: APPROVED for Sandra and Jamie to collect at least three estimates to power-wash the common areas which have not been done in the eight years of Laurel Oak Village existence.
8. **Abandoned Homes / Recovery of Funds:** Sandra conducted an initial investigation in the Abandoned/Foreclosed homes (currently four). She will provide periodic updates on their status at future BoD meetings. Janel summarized the attorney's recommendation for legal pursuit for recovery of overdue HOA fees and penalties from those homeowners in arrears. More to follow.
9. Officially remove prior Treasurer (Susanne Digilio) from Regions Bank Accounts: MOTION: APPROVED 5 – 0 in favor of removing the old Treasurer and adding Jason Rebmann as the new Treasurer on the Regions Bank Accounts.

10. Set next meeting date: Early December (TBD) due to the Holiday season.

11. Adjourn meeting: 7:14 pm