

OAKWOOD MANOR HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

APPROVED MINUTES

FEBRUARY 20, 2024

CALL TO ORDER: The meeting was called to order by Judy Cowan at 1:00pm Tuesday February 20, 2024 in Oakwood Manor Clubhouse, 3330 Fruitville Road, Sarasota, Florida 34237

DETERMINATION OF QUORUM: Present at the meeting were; Judy Cowan, Marcia Berkey, Paul Knaus, Frank Dawes, Tony Calvino, Ron Fransoo, John Werely , Chris Turner.

CONFIRMATION OF PROPER MEETING NOTICE: President Judy Cowan confirmed the meeting notice was posted on February 16, 2024 in accordance with the by-laws of the Association at least forty-eight (48) hours prior to the date of the meeting.

APPROVAL/DISPOSAL OF MEETING MINUTES: A motion was made by Judy Cowan seconded by Tony Calvino to approve the November 21, 2023 Board meeting minutes. Each director voted in favor; motion passed unanimously

OFFICERS AND DIRECTOR'S REPORTS:

John Werely - Social Committee – updated the contact listing and acclimating to the new role. Park Picnic net sponsored event. Many events coming up in March, look for calendar of events to participate.

Richard Evans – TV boxes only about 90 left to install. Have equipment on hand. Should be able to close out by end of year. Aging infrastructure will force later decisions in the future.

Chris Turner – no report

Marcia Berkey - Angela Bryson report. One property sold in February – 9 pending for next couple of months. Four additional properties in the early paperwork stages.

Tony Calvino – Stage lighting replaced, has dimmers. Front walkway lights replaced.

Frank Dawes – January financial overview. Net operating profit of \$7113 for January. Only one real estate commission, no tree trimming. Paid \$70k toward building materials delivered.

Paul Knaus – update on Maintenance building – shell materials delivered. Still waiting on city permitting.

Ron Fransoo – AV – channel 5 issues now resolved and working well. Will have Amazon Prime and Amazon Music for community use.

Judy Cowan – Thank you for opportunity to serve as president. Patience as she comes up to speed is appreciated.

Manager's report – West gate being fixed, new firewall needed. Repairs to clubhouse finally underway. Letter going out next week for those who have not yet complied with hurricane damage rule. TV in exercise room now working after having issues.

OLD BUSINESS: **Motion made to remove motion from the table for gate security code. Motion is now back in discussion.**

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Discussion: Between residents who have come forward and those that have spoken to board members it is overwhelming not to discontinue the monthly gate code.

MOTION: I move eliminate the monthly gate code, by Judy Cowan. Seconded by – Richard Evans

9 directors voted Against – the motion failed

NEW BUSINESS:

Purchase mini fridge for community use to put in outside kitchen area.

Discussion: clubs supply water which is free to any. Unauthorized taking of food is the reason for the problem. Many state, just no longer offer free water. Bring your own and then no need for second fridge.

MOTION: I move to purchase a mini fridge for community use for placement outside of kitchen.by – Judy Cowan. Seconded by – Richard Evans

9 DIRECTORS VOTED AGAINST – THE MOTION FAILED

MOTION: by President Cowan to Establish an adhoc communications committee to evaluate the needs of OM. Seconded by – Richard Evans

Discussion: Things have changed in 2 years since previously discussed. Renewed interest in getting this moving forward. Fransoo and Berkey volunteered to be board representation. Need to post how you can volunteer.

9 DIRECTORS VOTED IN FAVOR, THE MOTION PASSED

OWNERS COMMENTS:

Palmer Sesti – issues with vendor for shuffleboard courts. Need help getting vendor to respond. Bill will assist with this.

Marty McSweeney – Status on shower room doors being handicapped accessible. Will be looked at again. Last quote was \$30k.

Adrian Ahearn – pool is cold. Is it set at 86? Yes, temp is set at 86 but cold mornings less than 50 cant keep up with the temp.

DATE OF NEXT MEETING MARCH 18, 2024

ADJOURNMENT: A motion was made by Richard Evans, seconded by Tony Calvino adjourn at 2:05 pm, Each director present voted in favor; the motion passed unanimously

Respectfully submitted

Christine Turner, Secretary