

NEW YEARS EVE PARTY

Let's welcome 2025 together with a Fun "Free" Dance

Marty McSweeney will play our music
from 7:00 - 10:00 PM

We will have a 50/50 and some door prizes.

Free tickets can be picked up at Breakfast Club.

Dance Sponsored by Ladies Lunch

Barb Priest 937-238-1550
Vicki Goodrich 918-260-9388



December GATE CODE 9698

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Poinsettia Ball

Sat., December 7th

7:00 pm - 10:00 pm

Cutoff: Wed., Dec. 4

- Tickets are free
- Tickets - Breakfast Club, Bingo, Shuffle, Bunko and by texting Linda Looker – (717) 870-5894
- Bring your own food and drinks
- Dance music from Amazon playlist
- Wear smart casual or evening chic

ADULTS ONLY, PLEASE

50/50 raffle

Door Prizes

Sponsored by Veterans Club

**FRIDAY
JANUARY 10
7:00**

**RESERVED SEATS
\$15.00**



**TICKETS SALES STARTING
DEC. 28 AT BREAKFAST
OR FROM
THE SHORTS AT
122 OAKWOOD BLVD. WEST**



**REFER TO THE ACORN OR
OM NEIGHBOR NONSENSE
FOR MORE INFORMATION.**

FROM THE DESK OF THE PRESIDENT

By Judy Cowan

The Oakwood Manor Board of Directors held its meeting on November 19 and approved the 2025 budget as well as the Hurricane Repair Policy. That policy includes a repair timeline: house damage sustained from the 2024 hurricane season must be repaired by December 31, 2025. If repairs are not completed by that date, the homeowner must provide a fully executed contract to the Association and request an extension from Management. This policy generated a lot of discussion, some of which related to homes that were damaged by Hurricane Ian in 2022. The 2022 Hurricane Repair Policy was similar to the 2025 policy and stated that repairs must be completed by December 31, 2023, or the homeowner needed to provide a fully executed contract to the Association and request an extension from Management. Out of more than 30 homes that were damaged by Hurricane Ian, there are only three homes that have not been repaired. The circumstances for each home is unique and Bill Walsh, our Park Manager, is in communication with the appropriate homeowners.

Approximately 75%, roughly 485 homes, had some level of damage from Hurricane Milton. As you have likely noticed, homes had varying degrees of damage, and many are in the process of being repaired. However, not all debris has been removed, and 16 homeowners have received letters to let them know that their property needs to be cleared of debris.

Another part of the Board meeting discussion had to do with the process regarding homeowners who are not in compliance with Oakwood Manor's *Rules and Regulations*. Examples mentioned were yard maintenance, where to park cars, and the use of the pool and hot tub. Unfortunately, for some homeowners, a verbal reminder that they are not complying with the *Rules and Regulations* is insufficient. If it is a parking violation, for example, the Management will call the homeowner or place a note on the windshield reminding the homeowner where cars are allowed to be parked.

Below is the process that Oakwood Manor uses for unsightly weeds and other violations.

- **First Notice:** a letter is mailed to the homeowner that states the violation and cites the specific *Rules and Regulations* related to the violation. The homeowner is given 30 days to correct or submit a written plan that includes the schedule to comply.
- **Second Notice of Violation:** a letter is mailed to the homeowner reiterating the violation and citing the specific *Rules and Regulations* related to the violation. The homeowner is given 15 days to correct or submit a written plan that includes the schedule to comply.
- **Final Notice of Violation:** a letter is mailed to the homeowner that reiterates the Second Notice of Violation. If the homeowner does not comply within 15 days, the Association will have the necessary violation corrected and will bill the homeowner for all expenses incurred.

According to the Florida State Statutes that regulate homeowner cooperatives like ours, the Board of Directors can vote to approve fining a homeowner or suspending a homeowner's right to use any of the Association's property for noncompliance of the *Rules and Regulations*. The homeowner can appeal to the Hearing Committee whose task is limited to determining whether to confirm or reject the fine or suspension levied by the Board. The

(Continued on page 5)

OAKWOOD MANOR

Editor: Paulette Jewell
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Circulation: Marlene Barger
Deb McConnell



DEADLINE FOR COPY: 20th of the Month

(Continued from page 4)

duties of the Hearing Committee are outlined in the *Rules and Regulations* under the section: **The Hearing Committee and Fines.**

Below, you will find the section of Florida State Statute 719.303 that pertains to fines:

(3) The Association may levy reasonable fines for failure of the unit owner or the unit's occupant, licensee, or invitee to comply with any provision of the Cooperative Documents or reasonable Rules of the Association. A fine may not become a lien against a Unit. A fine may be levied by the Board on the basis of each day of a continuing violation, with a single notice and opportunity for hearing before a committee as provided in paragraph (b). However, the fine may not exceed \$100 per violation, or \$1,000 in the aggregate.

(a) An Association may suspend, for a reasonable period of time, the right of a Unit Owner, or a Unit Owner's tenant, Guest, or invitee, to use the Common Areas, common facilities, or any other Association property for failure to comply with any provision of the Cooperative Documents or reasonable Rules of the Association. This paragraph does not apply to limited common elements intended to be used only by that Unit, Common Areas needed to access the Unit, utility services provided to the Unit, parking spaces, or elevators.

(b) A fine or suspension levied by the Board or administration may not be imposed unless the Board first provides at least 14 days' written notice to the Unit Owner and, if applicable, any Occupant, licensee, or invitee of the Unit Owner sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the Board who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the Board. If the committee does not approve the proposed fine or suspension by majority vote, the fine or suspen-

sion may not be imposed. If the proposed fine or suspension is approved by the committee, the fine payment is due 5 days after the date of the committee meeting at which the fine is approved. The Association must provide written notice of such fine or suspension by mail or hand delivery to the Unit Owner and, if applicable, to any tenant, licensee, or invitee of the Unit Owner.

I hope this gives you a better understanding of the processes in place when there are violations and further steps are necessary.

Our community does not have behavior monitors or police to enforce our *Rules and Regulations*. We must rely on the personal integrity and cooperation of each resident. When a neighbor or Management asks you to comply with our rules, please honor that request. The smooth functioning of our community depends on cooperation, which is everyone's responsibility.

There will be three Board openings as of January 13, 2025. The Board encourages anyone who is interested in serving in this capacity to fill out the form, *Notice of Intent to Be a Candidate for the Board of Directors of Oakwood Manor Homeowner's Association of Sarasota, FL, Inc.* The form is due in the office no later than Wednesday, December 4, 4pm. There is also a *Candidate Information Statement* to complete if candidates want to provide members with personal background, prior Association experience and comments about their Board candidacy. That form is due in the office no later than Monday, December 9, 4pm. A *Meet the Candidates' Night* has been scheduled for Friday, January 3, 2025, at 7pm, and all members are encouraged to attend.. The *Annual Membership Meeting* is scheduled for Monday, January 13, 2025, at 7pm. You will receive more information about that in the coming month.

In the spirit of the holiday season, consider that kindness is a gift everyone can afford to give. 🌟

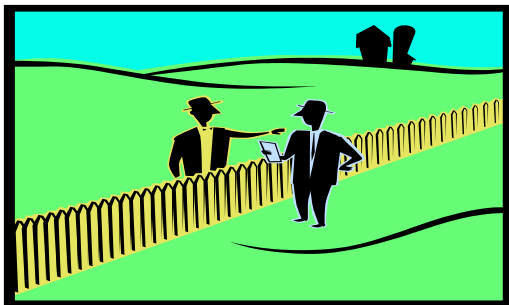
NEW RESIDENTS

By Marcia Berkey

Please make the following new residents welcome.

Tim VanMeter and Brad Stewart who have purchased 3208 Oakwood Blvd South. Tim is from Tulsa, Oklahoma and Brad is from Erie, Pennsylvania. Both Tim and Brad are retired. Tim was a registered nurse and Brad a federal probation officer. They didn't know anyone in Oakwood Manor before they purchased here. They have grown children and grandchildren near Orlando. Tim likes cars, reads, and is always on the move. Brad plays guitar, reads, likes sports channels, and is a trained singer. They will be here seasonally from November through the end of April.

Phil and Judy Rea (pronounced Ray), 3330 Overcup Oak Terrace, have been coming to Oakwood Manor and the Sarasota area for 38 years to visit parents and grandparents who wintered here. They will be here seasonally along with traveling to East Hampton, Connecticut. Jenny Love was Judy's mother. My parents loved Jenny Love and her singing – along with many other fans. Phil is a retired union carpenter (37 years) and Judy retired from teaching preschool for 47 years. They know many of their neighbors from previous visits. They have one son, his wife, and a granddaughter who live close to them in East



TREASURER'S REPORT

October 31, 2024

By Frank Dawes



Thanks to Milton we had a net operating loss for the month of \$25,416. The major reason was the expense of tree removal and trimming which was \$56,000.

Year to date operating income of \$1,078,014 less operating expenses of \$1,018,454 leaves us with an operating profit for the first ten months of \$59,560. We can look forward to another large expense in November for tree trimming and clean up caused by Milton.

Our month end cash balances were operating \$117,762 and our replacement funds \$503,240. Additions to fixed assets for the month was \$64,487 for the maintenance building, all payments for the new building are paid for out of our replacement funds.

I must say that November will be my last official board meeting. I have served on the board and your treasurer for twenty years and have really enjoyed the twenty years.



VETERANS BOARD

BY Vicki Woodruff

I will be updating the Veteran Board in January. I have several new people to add. Please give me your Name, Branch of Service and Rank, Years of Service and if you served in any conflict.

Please send me an email with the above information to woodruffv @ yahoo.com or hand the information into the Office and they will see that I get it.



Shuffle Club News For November

By Vicki Gregory



Oh, who kidnapped the Princess? Someone did because Sarasota took a direct hit from Hurricane Milton!

When Ed and I returned to Oakwood Manor on October 16th, my heart was broken. Our friends who evacuated told us about the many homes that were destroyed and most were beyond repair. OM residents have always been resilient when adversity strikes their homes and I'm sure many will rebuild/repair. There are some people who might come to the realization that the financial cost is not feasible and must make that heartbreaking decision to cut their losses and return north to live with their families. I can't imagine how devastating that decision would be. Please know that the Oakwood Manor community is understandably shaken to its core but not deterred. I'm sure it will take this community 1-2 years to fully recover but we will strive forward to stabilizing our little pieces of paradise. The sun will shine and the salty fragrance from the beach breeze will remind us again of just how special the Sunshine State is to each of us.

Now, back to Shuffle Club News.

The courts withstood the torrential rain and enormous winds and will once again start to see more activity. Monday, Wednesday and Friday scheduled play has started again November 18th at 1 pm. Tournaments have been scheduled and our Competitive Team has begun to take shape.



This year we're excited to bring a new vision for more member participation in club events. This was briefly discussed at the Annual Banquet this past March. The board will expand on the breakdown to have six distinct committee areas to provide assistance in managing our club events.

Once again we will be sponsoring the Valentines Day Dance, so mark your calendars. More information will be forthcoming after January 1st!

That's all for now!
See you at the courts!

NEW RESIDENTS

Philip & Judith Rea
3330 Overcup Oak Terr
860-729-1117
860-729-1139

Tim Van Meter
Brad Stewart
3208 Oakwood Blvd South
918-760-1959
918-809-4607

NEW ADDRESS
Daniel & Mary Ann Miller
106 Oakwood Blvd W
574-320-6280
570-906-5120

MANAGER'S CORNER

Bill Walsh CMCA, AMS

Hello Oakwood Homeowners,

Here's an update on what's happening in the Park:

MAINTENANCE BUILDING UPDATE:

All progress is on hold until FPL connects the power to the building. Oakwood Manor is on their schedule and will power us up in the next 4-8 weeks.

ASSOCIATION ISSUES:

- a. We have almost all the brush and trees cleaned up. The kitchen fan and the A/C units on the clubhouse roof have been repaired. Hurricane cleanup costs will exceed \$100,000 to the Association.
- b. A fence company will be out to measure for an estimate before Christmas.
- c. Three companies have been contacted for a proposal to replace the bocce court roof. I have been told by a City Inspector that a permit will be required.
- d. The phone line to the Visitor Gate kiosk is still not working. Frontier Communications has been out twice so far. The issue seems to be upstream and there is a future work order for December 4th.
- e. The replacement mailbox posts have all been delivered and installed where needed.
- f. We have a new pest control company servicing the clubhouse beginning in November. NatureZone will offer residents a reduced rate for treating individual homes. Stop by the office to get further information.

IN MEMORIUM

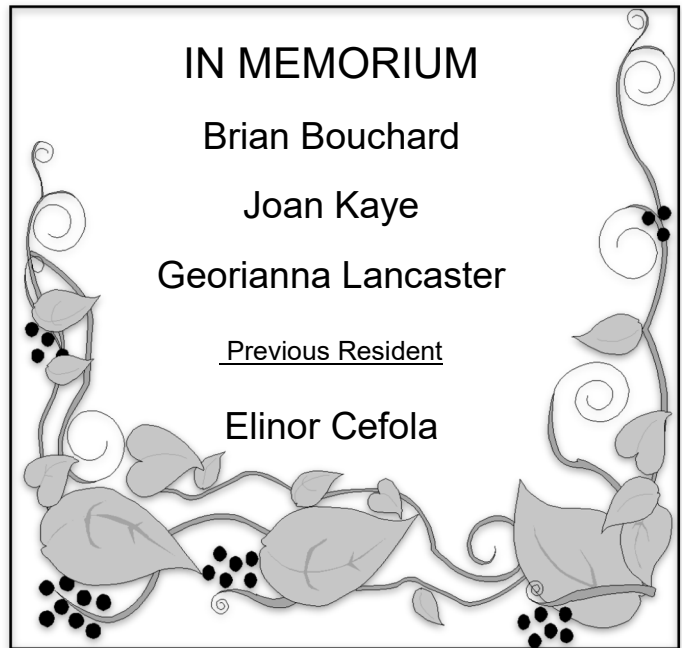
Brian Bouchard

Joan Kaye

Georianna Lancaster

Previous Resident

Elinor Cefola



WONDERFUL WEDNESDAY

Come out from 5pm to 6 pm

December 11, 2024

Bring a snack to share
and whatever drink you like.

This is your chance to meet
and greet your neighbors.

Information- Bette Lou 941-955-7102

- g. Homeowners that need to replace the roofs and/or carports will still need a City Permit, even though the City is waving the costs of the Permits. If work is done without a valid permit, the City will shut down the project and possibly fine the offending owner.
- h. Still to do by the end of the year is to replace 4 of the six pool heaters. The two natural gas heaters are shot, and two of the 4 heat pumps need replacement. This will be a Reserve item expense. 🌿

BOOK CLUB
By Gretchen McTavish



The Oakwood Manor Book Club got off to a lively start in November with a discussion of Kristin Hannah's *The Women*. It was wonderful to see everyone again and to welcome new attendees. Our next book is *The House in the Pines* by Ana Reyes, a thriller and mystery, and a quick reading diversion. We will be meeting to discuss it on Friday, December 20 at 1 PM in the club house. If you would like a copy of the book or have any questions, please contact Gretchen McTavish at 610.812.9169.

The January selection is the 2019 Pulitzer Prize winner, *The Overstory* by Richard Powers. Copies will be distributed at the December meeting.



ATTENTION: INDIANA HOOSIERS
By Kay Beyer

Save the date for our Indiana Dinner on February 16, 12:30 PM to 2:30 PM.

Please call or text me if you have home/hand made gifts to donate.

Kay Beyer 574-904-8666

Baked goods, quilt gifts (table runners, place mats, etc), craft items. Share your talents.





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Show Committee News

The Show Must Go On!!

Back by popular demand, the fabulous Simon and Garfunkel duo will be performing the Everly Set for Oakwood Manor's first show of the year. Come for an evening of fun on January 10th at 7pm (doors open at 6:30).

Tickets are reserved seating so get them early starting December 28th at breakfast club. Or if you are in the park and can't attend the breakfast club, you can buy them from the Shorts at 122 Oakwood Blvd W.

We understand that some of you will not be at Oakwood Manor until after the New Year. For this show only, you can send an email to lin-dashort4@gmail.com to ask for tickets to be set aside for you. These tickets must be paid for as soon as you return to Oakwood Manor. And of course, you can purchase them at the door on the night of the show.

Unfortunately, hurricane repairs and expenses have set us all back so we are not raising the prices for the first show. Tickets will remain at \$15. 🌿

MICEKTEERS

By Sharon Rump

The season is getting very busy. There are two dances, two dinners and a few other things on the schedule. Unfortunately the second Tuesday of the month a pig roast so we will have to cancel our meeting and start again in the new year.

We are trying to put together a few programs that will be of interest to our members with possibly some outside presenters. If anyone has a particular topic they would be interested in, let me know and I will try and see what we can come up with.

Hope everyone has a blessed holiday season and we will see you in the new year.

Happy Computing 🌿



BLOOD PRESSURES

By Lorraine Costello



Blood Pressure readings will resume first Mondays of each month from 9:30am to 11:00 am in the clubhouse.

December 2


January 6

February 3

Acorn Players Presents Sheryl Faye


By Neil Cowan

The Acorn Players is once again sponsoring theater performer Sheryl Faye who will be presenting her one-woman portrayal of **Eleanor Roosevelt** on Thursday, January 16, at 7 PM in the clubhouse. Tickets are \$5 and will be available late December.

Last year Sheryl brought her **Queen Elizabeth** show to our stage and the response was extremely positive. Her unique style of biographical storytelling utilizes many costume changes, props, along with a clever use of multimedia visuals and pre-recorded sound. Sheryl's company, Sheryl Faye Presents Historical Women, brings 11 different characters to life including Abigail Adams, Amelia Earhart, and Susan B. Anthony. This is a not-to-be-missed performance. 

New Fun at Breakfast Club

By Neil Cowan

Breakfast Club attendees will notice something new on their tables starting this month: Curious and entertaining questions to spark conversation. It's not that conversation is lacking at tables. Far from it. But these questions, like "What's the worst job you ever had?" or "What's the best gift you've ever received?" or "Describe your first boy/girlfriend" will encourage folks to share things that they've never shared only because they've never been asked. Of course, participation is optional. But give it a try! Answering these questions may open some eyes, promote some chuckles, and provide new information about old friends. 

Nifty 90's Event Coming in February


by Nancy Freshcorn

Please join us at Breakfast Club on Saturday, February 1st to honor our resident Nifty 90's. This annual event is to celebrate our community members who have reached the ninth decade of their lives. Special tables will be reserved for the honorees who may ask a guest of their choice to sit with them. Coffee, tea and donuts will be served to the group and pictures will be taken to be placed in a photo book kept in the office reception area.

For many years Oakwood Manor has celebrated those who have reached 90 years and over by gifting them with an official Nifty 90's Card following their 90th birthday that allows the recipients to receive many FREE perks within our community. Examples of some of the benefits are: free coffee and donuts at Breakfast Club, free ticket for shows sponsored by the Show Committee, free dinner tickets for Men's Club meals and free tickets for dances.

This year we have over 50 Nifty 90's! Invitations will be hand delivered to each of our precious nonagenarians during the first week of January. The attendance reply cards may be given to the volunteer delivering the invitation, turned in at Breakfast Club or by phone or email to the contacts listed on the invitation.

Any questions call Diane Knaus

– 920-530-6037 



TOY DRIVE

BY Kerri Knapp

Oakwood Manor will be having our annual Toys for Tots toy drive on December 7th. The collection will happen during Breakfast Club. If you are unable to attend or do not normally attend Breakfast Club, you may contact Kerri Knapp at 269-615-2180 to schedule a pickup of your donation.

You can start shopping the deals now to prepare for the toy drive. They have a desperate need for bikes, helmets, baby to 2 years old and items for 8-17 year olds. I was told that they have an abundance of toys for 3 year olds to 7 year olds.

Please stop by the office to pick up a list of the **most needed** items. A printed list will also be available at Saturday morning breakfast club.

Let's give this event our best Oakwood Manor effort.

Kerri Knapp
Knapp.kerri47@gmail.com 🌿



MEN'S CLUB

By Paul Reimann & Stan Kozenewski

Great to see more people returning to Oakwood Manor, although maybe not to what was here when people went North. The Hurricanes have left their marks on the community, but we've banded together to make the best of the situation. The Men's Club is planning a Pig roast/pulled pork dinner for Tuesday, December 10. We'll be serving pulled pork, potato salad, baked beans, coleslaw, buns, and BBQ sauce. Doors open at 4:30; dinner at 5:30. Some upcoming events include a Pancake breakfast on January 15, Soup night on February 11, Prime Rib dinner on March 4, and of course a Shrimp Boil on 15 April. All dates are subject to change. Anyone interested in buying a monogrammed Men's club shirt, please contact Stan or me. If you want to volunteer for any events just give Stan or me a call. We are still looking for new members to volunteer for upcoming events. Any comments or recommendations for this season can be sent to my email (paulkreimann@gmail.com) 🌿



Oakwood Manor Men's Club presents

Pig Roast/Pulled Pork Dinner

Tuesday, December 10, 2024

Doors Open at 4:30 PM

Take-Outs 4:45 - 5:15

Dinner at 5:30 PM

Pulled Pork, Potato Salad,
Baked Beans, Cole Slaw, Buns **\$8.00**
and BBQ Sauce & Dessert

BYOB - Coffee & Tea available
Bring your own place settings

Ticket go on sale November 30 at Breakfast Club

HAPPY BIRTHDAY

We would like to wish all of our residents a very Happy Birthday and we are listing the December birthdays here so you can send best wishes to your friends and neighbors on their special day. If there are any errors or omissions please let the office know so our records can be updated. If you do not wish your birthday to be listed, please notify Sharon Rump and she will make sure your name is not published. 🌿

Sarah Baker	Dec 1	Patricia Seidensticker	Dec 11	Peggy Tieche	Dec 21
David Whitmer Sr	Dec 2	Carl Murray	Dec 11	Denise Beachy	Dec 21
Janet Goodrich	Dec 3	Marjorie Lehman	Dec 11	Dannie Mast	Dec 22
Marjorie Miller	Dec 3	Suzanne Glenn	Dec 11	Wanda Bartholomew	Dec 22
Carol Williams	Dec 3	Peggy Jacobs	Dec 12	Patricia A Jones	Dec 22
Bette Lou Cookson	Dec 4	Mary Lou Huddleston	Dec 12	Wanda Miller	Dec 23
Karen Leinbach	Dec 4	Debra Rizzo	Dec 12	Paul Williams	Dec 24
Vonda Sharp	Dec 4	Mary Ann Eash	Dec 13	Waneta Johnson	Dec 25
Ronald Bilodeau	Dec 4	Joe Hostetler	Dec 13	Robert Leffingwell	Dec 25
Sandra Lorence	Dec 4	Dennis Kimball	Dec 13	Charlene Wezesa	Dec 25
Eric Close	Dec 5	Leland Good	Dec 14	Linda Purdy	Dec 25
Kevin Cotter	Dec 5	Jim Crawl	Dec 14	Jon Kemmer	Dec 25
Nancy Dugas	Dec 6	Claridy Stauffer	Dec 15	Christian Young	Dec 26
John Collier	Dec 6	Paul Bourguignon	Dec 15	Donald Bouchelle	Dec 26
Cheryl Marks	Dec 6	Stephanie Loring	Dec 15	Helen Swanton	Dec 27
Charles Aldrich	Dec 7	Mohan Prasad	Dec 16	Mary Streck	Dec 27
Kenneth Shaffer	Dec 7	Vicki Gregory	Dec 16	Alta Miller	Dec 27
Fannie Yoder	Dec 7	Tom Meade	Dec 17	Tom Jakubowski	Dec 28
Fred Guy	Dec 7	Karen Daly	Dec 17	Leroy Mullet	Dec 28
Deanna Steinl	Dec 8	Ginger Harry	Dec 17	Else Wolske	Dec 29
Rich Renaud	Dec 8	Glenn Sechrist	Dec 17	Richard Ritenburg	Dec 29
Janie Laferriere	Dec 8	Pete Yoder	Dec 18	Rita Gordon	Dec 29
Deborah Villeneuve	Dec 8	Dianne Knobloch	Dec 18	Bill Carisse	Dec 29
Eugene Hangartner	Dec 9	Trent Nichols	Dec 18	Jan Ford	Dec 30
Annette Laliberte	Dec 10	Wayne Yoder	Dec 18	Sue Hagen	Dec 30
Elizabeth Miller	Dec 11	Mervin Hochstetler	Dec 18	Tim Van Meter	Dec 30
Daniel B. Miller	Dec 11	Skip Mann	Dec 19	Roger Weaver	Dec 31
Gretchen Yoder	Dec 11	Richard Jacobs	Dec 20		
Gary Crane	Dec 11	Charles Hanson	Dec 20		
Darlene Marx	Dec 11	Terry Yoder	Dec 21		



Happy Birthday



CHRISTMAS IS COMING
OUR ANNUAL LADIES LUNCH PARTY



Wednesday, December 4th at 11:30 AM - \$6.00

We can play a game and sing Christmas Carols and then.....
Our fun Christmas gift exchange this year is....CANDLES
Bring one....fat, tall, little, funny, whatever!

Don't forget your plates and utensils

For information: Barbara 937-218-1550 or Vicki. 918-260-9388



Acorn

3330 Fruitville Road
Sarasota, FL 34237