

**Oak Hammock of Port Orange Homeowner's Association, Inc.**

**Board of Directors Meeting Minutes**

**2/13/2017**

Meeting was called to order at 5:03 P.M. All Board members were present. Renny Yacek from Atlantic Community Management was also present.

**Previous meeting minutes:** John Prosser made a motion to approved the 12/12/16 minutes as prepared. John Richardson second the motion. Motion passed unanimously.

**Rosalie Masure** addressed the board regarding armadillos, moles, raccoons and ant hills in the yards. Letter attached. The board informed her that being a homeowner's association, the responsibility lays upon the homeowner and not the association. Ms. Masure started to address Mr. Cherock's letter but since it was not on the agenda it would not be heard. It was also noted that Mr. Cherock's concerns had already been addressed several times.

**DBPR Update on WOH:** The president reported that he received a letter from the DBPR stating that the case has been reviewed and closed after legal review in which it was concluded there was an insufficient basis to prosecute. The associations legal counsel suggested this route instead of spending thousands of dollars taking this to court. The board agreed to drop the issue.

**Update on tree trimming and pressure washing:** The president reported that the tree trimming has been completed. They removed the dangerous branches hanging, cleaned up some of the storm damaged debris, lifted the canopies and trimmed the palm trees. They did a great job. The pressure washing of the sidewalks, driveways, street gutters and buildings started last week and should be completed this week.

**Grace Period for Assessment Fees:** After a short discussion on payment history of assessment fees, it was noted that there are a few owners who continually pay at the very last minute before it would be turned over to legal for a lien to be placed. John Prosser made a motion to change the day of the month that the assessment fee payment would be considered late from the 30<sup>th</sup> to the 15<sup>th</sup> and that the \$25.00 late fee would be charged if payment was not received by the 15<sup>th</sup> of the month. John Richardson second the motion. Motion carried. It was also agreed that management would send out the updated collection policy to all owners by the end of this month and for the new policy to take effect starting June 1, 2017.

**Satellite Dish:** Discussion ensued about the installation of satellite dishes, FCC Regulations and if the association has any say as to where it can be installed. It was agreed that the president will contact the associations legal counsel for clarification and report back to the board at the next board of directors meeting.

**Old Business:** No Trespassing Sign for common area between Wild Pecan and Country Walk Subdivision. Management provided 3 different designs of no trespassing signs. John Richardson made a motion to install a double sided No Trespassing sign similar to the Deed Restricted signs at the entrances to the community. John Prosser second the motion. All were in favor.

Meeting was adjourned at 7:55 P.M.

Respectfully submitted by: Renny M. Yacek, as agent