

Oaks Royal III Homeowner's Association Meeting

November 3, 2020

The meeting was called to order by Ann Parks at 7 p.m., followed by the Pledge of Allegiance.

Roll call of directors found Ann Parks, Kathy Sweet, Judy Shiner, Paul Grizenko, Jean Taylor, Sharon Pollard (via Zoom), and Sally Lapetina present with Herb Schultz and Harry Whitaker absent.

Minutes from the March 2nd association meeting were approved as read by the Secretary. Members of 24 lots were present at this meeting.

**Treasurer's Report:** Sally Lapetina gave the financial balance totals as of October 31, 2020. Motion made to accept by Zack Smart and seconded by Jane Cirks. Motion carried.

Clubs and Committee Reports:

Women's Club – Janet Sylvester gave her report. Advised the luminary candles and bags have been purchased. Also advised they will not be having their annual craft day due to the Covid-19.

Social Club – Sharon Pollard advised there was no report to be given. Ann stated there will be no Thanksgiving dinner. So far, the only activities in the clubhouse will be Wednesday coffee, bingo, and cards.

**Directors Report:**

Vice Pres. – Kathy reminded everyone of the upcoming election in January. Treasurer and secretary positions are open. Sharon Pollard has agreed to another 3 years as social director.

Kathy also stated we have received a letter from Pasco county on the re-paving of our streets. Final vote was 58 yes and 52 no. There will be a workshop and public hearing prior to final approval by the Board of County Commissioners for all affected owners which we all will receive a letter at such time of the meeting.

Clubhouse – No report as Herb Schultz not back yet.

Hospitality – Judy Shiner advised there were several homes sold this summer and new owners are now in. Also advised the empty lot on Antigua sold and new owners will be putting in a new manufactured home.

Pool - Paul Grezinko reported a new pump and motor put in and now the heater not working.

Social – Sharon Pollard advised nothing planned due to the coronavirus.

Grounds – No report as Harry Whitaker not back yet.

President – Ann Parks – Ann reported she and Guy Engelhardt met to discuss the internet/wifi in the clubhouse. They then had Spectrum come out and update our internet. They will be posting the password on the board for our use. Guy has offered to be the webmaster for future things going on our website.

Ann also advised we still need someone to step up and take over the monthly newsletter.

This past summer, Oaks Royal III was advised by Pasco County Code Enforcement we do not comply as a 55 and older community. Ann and Guy investigated this and Guy gave a presentation at this meeting of what needs to be done to correct the situation and get us in compliance.

Guy stated the declaration committee proposed an amendment last spring that was not ratified, to bring our declaration document into compliance with the Fair Housing Act which requires that our governing docs state we require at least one person age fifty five (55) or older per unit and no person under twenty two (22) years of age may permanently reside at any unit.

To be compliant with Pasco County Land Development Code 1302, and for Pasco county to therein recognize Oaks Royal III as a 55 and older community for the purposes of this code, the language in Pasco County Code Form 1302-A must be adopted, as written with insertions, into the declarations.

Per Ann and Guy, a letter will be sent to all homeowners explaining the necessity of changing our current docs from minimum age of 18 to 22 to reside in Oaks Royal III. And, please remember when this comes up for vote, that approval has to be 75% or more so, if you have any questions, both are available to answer them.

New business: None

Motion made to adjourn the meeting by Sandy Hauner and seconded by June Blehm.

Respectfully submitted,

Jean Taylor, Secretary