

**Oaks Royal III Homeowners Association  
Board of Directors Agenda  
March 30 2024, 3:00 pm**

Call to Order:

Roll Call of Directors: Sharon

Executive Session.

Motion for complaints

Minutes of Last Meeting: Sharon

Treasurers Report: Guy

Vice President's Report Larry

Violation: Frequent visitors: 5602 Antigua long term visitor [mark St Pierre old house]. 5501 Antigua was told son couldn't live there only 29 years old [Noecker old house]. 5514 Antigua could have a possible live in/reported by perspective buyer.

Rekey office. Thank You

Directors Reports:

Grounds: Harry

Club House: Herb

Hospitality: Dot

Pool: Paul

Who is doing pool this summer?

Social: Lisa

Still need summer coverage

President: Ann

See attachment

Board Comments:

Adjournment:

date. Spectrum equipment has been returned and Frontier is up and running for office and guest usage. The \$5.00 error made by Tracey on Nancy Helfrick's account has been corrected. Past President Jack Horner was still authorized on the credit card / this will be updated to carry Ann and Guy. Sharon will update bank information to remove Ernie Stevens and add Herb Schultz to accounts.

**Vice President:** Larry reported the office door has been rekeyed and new keys given to board members. All the keys have been turned over to Herb. The sale at 5514 Antigua Drive (Koharcheck) fell through due to needed repairs on the home. The owners of 5565 Caprice Way (DuPlantis) will be here sometime this week to take care of maintenance on their home

**Grounds:** Harry is leaving on Tuesday. General cleanup has been done / will take the US and Canadian flags down at the gazebo for the summer and the new plaque will be put up in the fall / Harry reported that he would be spraying the creek banks from the bridge down to Marty Drapers. Ann thanked Harry and his crew for all the work they do in the park and for the end of year picnic. Harry thanked June Blehm for the miniature flags placed around for the gazebo – looks very nice!

**Clubhouse:** Welcomed Herb back as director. Herb will close the clubhouse down for the summer before he leaves; no summer coverage for Social. The only access door will be the library door for Guy to do work in the office.

**Hospitality:** Barb Ingargiola will be home on Monday from rehab. Delivering badges to new residents.

**Pool:** Paul reported the new cover has been installed. Dave Brooks will look after the pool for the summer.

**Social:** Easter Dinner at 3 p.m. – ham provided by Social Club – bring a dish to pass and table service. Next potluck is April 18<sup>th</sup>.

### **President's Report:**

President Ann is under doctor's care for her lungs and is not allowed to fly home now. The keys are all labelled and placed in the lock box with the new

combination. The lawyer situation with Tracey was discussed and the financials she requested was completed by Guy and given to her.

Ann presented the possibility to hire a management company to deal with issues in the park OR turn problem issues over to our lawyer and let him handle them/ which means a possible raise in HOA fees. **Harry made the motion and Herb seconded with the Board turning problem issues over to our lawyer to alleviate unnecessary pressure on the Executive Board.** We have the backing of many park residents behind us.

Larry made the motion / seconded by Harry to donate \$250.00 to the Pasco Co. Sheriff's Department. All in favor – Yes / opposed 0 / motion carried.

**New Business:** Ann asked three times if there were any comments from our visitors – no response from any of them.

Guy made the motion to adjourn the meeting / seconded by Paul / All in favor – Yes/opposed 0/ motion carried and adjourned at 3:50 p.m.

For next board agenda:

PROPOSED RULE:

Lot owner may, per SS 729.306 (10), audio/videotape board or member meetings for their own edification. Any audio/video made of said meetings may not be distributed, shared or publicly posted without first identifying any person(s) recorded in the audio/video and obtaining their expressed written permission to distribute, share or publicly post the specific audio/video recording.

Respectfully submitted,

  
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Sharon Pollard, Secretary

Balance Sheet - As of 4/1/2024  
(Cash Basis)

4/1/2024

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Account	4/1/2024 Balance
<b>ASSETS</b>	
<b>Cash and Bank Accounts</b>	
CD-x199 (6mo)	8,789.67
CD-x618 (12mo)	4,530.59
CD-x745 (6mo)	12,319.00
Estopple & Transfer	7,575.00
FBNP Checking	48,445.08
Frontier Fund	1,000.00
RESERVE - DDA-x098	40,392.53
Cash Account	69.98
<b>TOTAL Cash and Bank Accounts</b>	<b>123,121.85</b>
<b>Other Assets</b>	
OR3 Clubhouse Properties	250,000.00
<b>TOTAL Other Assets</b>	<b>250,000.00</b>
<b>TOTAL ASSETS</b>	<b>373,121.85</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>LIABILITIES</b>	
<b>Other Liabilities</b>	
<b>TOTAL Other Liabilities</b>	<b>0.00</b>
<b>TOTAL LIABILITIES</b>	<b>0.00</b>
<b>EQUITY</b>	<b>373,121.85</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>373,121.85</b>

# Historical Budget - 2024

1/1/2024 through 12/31/2024 Using OR3 2024

3/30/2024

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Category	Actual	2024 Budget	Difference
<b>INCOME</b>	<b>88,859.77</b>	<b>105,800.00</b>	
Carry Over	0.00	14,000.00	
Estoppel & Transfer Fees	<b>160.00</b>	<b>3,000.00</b>	
HOA Dues	87,437.74	88,800.00	
Interest Inc	7.80	0.00	7.80
Other Inc	1,254.23	0.00	1,254.23
<b>EXPENSES</b>	<b>43,005.76</b>	<b>117,200.00</b>	<b>74,194.24</b>
Accountant	1,142.00	1,000.00	
Attorney	147.00	6,000.00	5,853.00
Cash	0.00	0.00	0.00
Clubhouse	<b>6,261.43</b>	<b>16,355.00</b>	<b>10,093.57</b>
Cleaning	<b>1,225.18</b>	<b>3,000.00</b>	<b>1,774.82</b>
Charitable	500.00	500.00	0.00
Salary	400.00	2,000.00	1,600.00
Supplies	325.18	500.00	174.82
Electric	1,316.39	6,000.00	4,683.61
Inspection	0.00	500.00	500.00
Maintenance - Extinguisher	287.78	2,400.00	2,112.22
Miscellaneous	981.47	1,000.00	18.53
Pest Control	400.00	400.00	0.00
Project 2024 - Office Floor	1,700.00	1,700.00	0.00
Propane (Grills)	0.00	105.00	105.00
Repair Maintenance	289.00	1,000.00	711.00
Trash Removal	61.61	250.00	188.39
Contingency	0.00	7,300.00	7,300.00
County Taxes	<b>0.00</b>	<b>500.00</b>	<b>500.00</b>
Hospitality	<b>540.64</b>	<b>1,425.00</b>	<b>884.36</b>
Badges	0.00	250.00	250.00
Bereavements	150.00	500.00	350.00
Cards	0.00	25.00	25.00
HUD Registration	0.00	0.00	0.00
Postage	0.00	50.00	50.00
Printing	390.64	600.00	209.36
Other Hospitality	0.00	0.00	0.00
Insurances	11,455.57	13,000.00	1,544.43
Landscape & Grounds	<b>10,402.64</b>	<b>45,000.00</b>	<b>34,597.36</b>
Aquatic Control	1,266.00	6,000.00	4,734.00
Lawn Mowing	4,800.00	15,000.00	10,200.00
Maintenance	52.89	1,100.00	1,047.11
Pest Control	0.00	500.00	500.00
Power Wash	0.00	500.00	500.00
Project 2024 - Antigua Cover & Bench	1,904.90	2,000.00	95.10
Street Lights	1,178.85	5,500.00	4,321.15
Tree Trimming	1,200.00	14,400.00	13,200.00
Milage	0.00	100.00	100.00
Office	<b>4,760.60</b>	<b>5,945.00</b>	<b>1,184.40</b>
Annual Report SunBiz	70.00	100.00	30.00
Bank Service Fee	34.00	50.00	16.00
Certified Mail	0.00	20.00	20.00

## Historical Budget - 2024

1/1/2024 through 12/31/2024 Using OR3 2024

3/30/2024

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Category	Actual	2024 Budget	Difference
Charitable Contribution	0.00	50.00	50.00
Dues	0.00	75.00	75.00
Equipment Purchase	1,250.57	500.00	
Equipment Repair	0.00	200.00	200.00
Internet & Phone	454.87	1,600.00	1,145.13
Lien Recording	0.00	100.00	100.00
Mailing	0.00	500.00	500.00
Miscellaneous	1,295.24	600.00	
Office Supplies	676.75	500.00	
Postage	83.00	500.00	417.00
Printer supplies	401.17	600.00	198.83
Registration Fee BC	445.00	500.00	55.00
Safe Deposit Box	50.00	50.00	0.00
<b>Pool</b>	<b>8,295.88</b>	<b>13,575.00</b>	<b>5,279.12</b>
Cleaning	1,125.00	4,500.00	3,375.00
Maintenance	6,919.06	2,000.00	
Permits	0.00	425.00	425.00
Pool Propane	186.87	2,000.00	1,813.13
Shuffleboard	0.00	250.00	250.00
Solar Heater	0.00	2,400.00	2,400.00
Spa Propane	61.06	500.00	438.94
Water	3.89	1,500.00	1,496.11
Professional Fees	0.00	7,000.00	7,000.00
<b>Net Difference:</b>	<b>45,854.01</b>		<b>57,254.01</b>

## Presidents Report

Lock Box 458

Discuss lawyer: Keeny's and ours. Packet contents

Ellie garden protruding onto sidewalk and Tracy's is a mess

Watch for Marcias daughter

## March 30, 2024 / OR III Board Meeting

President Ann Parks called the meeting to order at 3 p.m.

**Roll Call:** Present were Ann, Guy, Larry, Harry, Paul, Herb, and Sharon. Lisa is back in Maryland and a motion was made to excuse Dot for family visiting.

Also in attendance: June Blehm, Marcia Meredith, Tena Gray and Tracey Keeny.

The meeting was disrupted when the Board realized that Tracey was recording the meeting. Tempers flared and harsh words were spoken and finally the meeting was back in session / with Tracey still recording.

Upon review of State Statute the Board determined to continue the meeting as scheduled. 720.306 (10) RECORDING – Any parcel owner may tape record or videotape meetings of the board of directors and meetings of the members. The board of directors of the association may adopt reasonable rules governing the taping of meetings of the board and the membership.

A letter was read by the Secretary stating that Ernie Stevens was resigning as Clubhouse Director. A motion was made by Sharon and seconded by Harry to approve Herb Schultz as the new Clubhouse Director / All in favor yes / Any opposed 0 / Motion carried.

**Dave and Sue Brooks** arrived after the meeting started but were given the floor. They wanted to apologize for not obtaining a building application from the committee before building their pergola in their back yard. The application was given to them to fill out after the fact, it will be signed by the building committee and filed in the office. They also stated that they were behind the Board 100% in their decision regarding the problem of the dog fences (enclosures) no fences should be allowed as stated in the bylaws.

**Secretary:** Sharon read the minutes from the last meeting – minutes accepted as read.

**Treasurer:** Guy reported a balance in the checking account of \$50,879.60. The complete balance sheet is attached and the report will be filed for audit. Guy reported that Bahr's and Spectrum past due bills that Tracey did not pay are up to



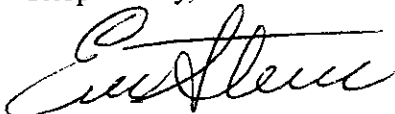
March 26, 2024

Ernest Stevens  
5525 Riviera Dr,  
Zephyrhills, FL 33541

To Oaks Royal III Home Owner's Association, Board of Director's:

I submit my letter of resignation from The Board of Director's and Clubhouse Director as of March 26, 2024.

Respectfully,

A handwritten signature in black ink, appearing to read "Ernest Stevens", written in a cursive style.

Ernest Stevens