

**MINUTES OF MEETING
OAKLEAF PLANTATION WEST PROPERTY OWNERS ASSOCIATION, INC.**

The regular meeting of the Board of Directors of the Oakleaf Plantation Property Owners Association, Inc. dba Oakleaf West POA was held Monday, March 7, 2022, at 6:30 p.m. in the main Oakleaf POA Office located at 518 Hollyberry Lane, Ste 108, Orange Park, FL 32065.

Present and constituting a quorum were: Rachel Martorelli, Shiela Kerr, and Bill Strunz

Rachel Martorelli	President
Shiela Kerr	Vice President
Bill Strunz	Secretary/Treasurer

Also present were:

Kimberly Farrell	Employee
Jennifer Creighton	Employee
Robert Patton	Employee

Guests: 0

I. Call to Order

Rachel Martorelli called the meeting to order at 6:30PM.

II. Owners Comments

III. Adoption of the Current Agenda

On MOTION by Rachel Martorelli, seconded by Bill Strunz with all in favor 3-0, the Current Agenda was approved.

Approval of the Minutes of the February 7, 2022 Board of Directors Meeting

On MOTION by Rachel Martorelli, seconded by Shiela Kerr with all in favor 3-0, the Minutes were approved.

IV. Unfinished Business

None

V. Financial Update

As of 1/31/22

Kimberly Farrell (employee) provided update. – 12/31/21 financial statements were sent to CPA to have the federal corporate return completed. Waiting for it to be completed.

71 – 30 Day Notice of Assessments were sent on 3/3/22. We have received 10 payments since then.

As of 2/28/22

Accounts Receivable are at \$46,877.81 made up of:

Annual Assessments \$12,991.67	Chapter 13 \$2,053.50	Fines \$19,431.30
Late Fees & Interest \$3,368.25	Attorney Fees \$1,483.26	Late ARB Fines \$354.87
Intent to Lien \$75.00	Lien Processing \$53.65	Certified Mail \$16.31
Estoppel Fees \$7,050.00	Transfer Fees \$0.00	Prepaid Assessments \$4,049.29

VI. Committee Discussions (CEC, ARB, Welcome, Festivities)

CEC – Next meeting(s) 3/21

ARB – Next meeting(s) 3/17, 3/31

VII. Homeowner Fines/Attorney Demand Recommendations

- 3336 Horseshoe Trail Dr- Architectural- landscaping
- 3355 Classic Oak Ct- Paint home
- 3191 Tower Oaks Dr- Weeds/grass in beds
- 894 Misty Oak St- Paint home
- 898 Misty Oak St- Paint home
- 3717 Mill View Ct- Maintenance- replace fence- in disrepair
- 3786 Pondview St- Pressure wash driveway and sidewalks
- 625 Chestwood Chase Dr- Paint home
- 534 Chestwood Chase Dr- Weeds in beds
- 783 Palmetto Place Ct- Paint home

On MOTION by Rachel Martorelli, seconded by Shiela Kerr with all in favor 3-0, of a \$1,000.00 fine levied against each of the properties listed above.

VIII. Mediation/Self-Help Recommendations

None

IX. Policy and Regulations Document Discussion/Adoption

None

X. Community Standards Compliance Update

None

XI. New Business

On MOTION by Rachel Martorelli, seconded by Shiela Kerr with all in favor 3-0, to appoint Rhonda Gordon to the CEC committee.

XII. Owners Comments (Time Permitting)

XIII. Next Scheduled Meeting

Kimberly Farrell stated that the next scheduled meeting is Monday, April 4th at 6:30 p.m. at this location (Association Office – 518 Hollyberry Ln, Suite 108, Orange Park, FL 32065).

XIV. Adjournment

On MOTION by Rachel Martorelli, seconded by Shiela Kerr with all in favor 3-0 the meeting was adjourned at 6:45 PM.

Rachel Martorelli

Rachel Martorelli
Rachel Martorelli (May 3, 2022 12:43 EDT)

President, Oakleaf West POA