

**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, May 2nd, 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	Accounting Manager
Jennifer Creighton	Compliance Manager
Robert Patton	ARB Coordinator

Guests: 1

I. Call to Order

Bill Strunz called the meeting to order at 6:35 PM.

II. Owners Comments

III. Adoption of the Current Agenda

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

Approval of the Minutes of the April 4th, 2022 Board of Directors Meeting

On MOTION by Sheila Kerr, seconded by Bill Strunz with all in favor 3-0, the Minutes were approved.

IV. Unfinished Business

None

V. Financial Update

As of 3/31/22

Kimberly Farrell (Accounting Manager) provided update. – 12/31/21 financial statements have been completed and the tax returns have been sent to the IRS. 2021 financial statements are available to homeowners by request.

Bank Accounts - \$240,822.00	Undeposited Funds - \$3,241.55
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As of 4/30/22

Accounts Receivable are at \$31,513.63 made up of:

Annual Assessments \$4,945.65 (13/16) 98.17%	Chapter 13 \$1,848.86	Fines \$20,520.51
Late Fees & Interest \$1,800.76	Attorney Fees \$1,171.32	Late ARB Fines \$150.00
Intent to Lien \$25.00	Certified Mail \$7.67	Estoppel Fees \$5,600.00
Prepaid Assessments \$4,556.14		

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

CEC – Next meeting(s) 5/16

ARB – Next meeting(s) 5/12, 5/26

Festivities- community day 5/22/22

VII. Homeowner Fines/Attorney Demand Recommendations

- 3363 Classic Oak Ct - Maintenance- replace fence- in disrepair
- 3624 Live Oak Hollow Dr - Architectural- paint
- 3635 Live Oak Hollow Dr O5- Architectural- fence
- ~~3704 Briar Ln - Architectural - ROW/driveway work~~
- 745 Turkey Point Dr - Vehicle Parking- RV/trailer
- 3701 Mill View Ct - Maintenance- replace fence- in disrepair
- 3641 Old Village Dr - Architectural- ROW/driveway work
- 796 Turkey Point Dr - Architectural- fence
- 3451 Live Oak Hollow Dr - Vehicle parking- trailer
- 3184 Tower Oaks Dr - Maintenance- paint home

On MOTION by Sheila Kerr, seconded by Bill Strunz 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

927 Otter Creek- run back through CEC as we had incorrect mailing address for owner

On MOTION by Sheila Kerr, seconded by Bill Strunz with all in favor 3-0, to run 927 Otter Creek back through a CEC Hearing for sodding.

Transfer fee – add to bylaws – have Ansbacher Law draft revision and bring back to the BOD meeting next month

XII. Owners Comments (Time Permitting)

XIII. Next Scheduled Meeting

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

XIV. Adjournment

On MOTION by Sheila Kerr, seconded by Bill Strunz with all in favor 3-0 the meeting was adjourned at 7:32 PM.