

**Notice of Meeting of the Board of Directors
Oakleaf Plantation Property Owners Association, Inc.**

You are hereby notified a meeting of the Board of Directors for the Oakleaf Plantation Property Owners Association, Inc. will be held at the following time, date, and location:

6:30 PM Thursday, November 14, 2024
Plantation Oaks Grand Banquet Room
845 Oakleaf Plantation Parkway, Orange Park, FL 32065

Our proposed agenda:

- I. Call to Order
- II. Adoption of the Current Agenda and Adoption of the Previous Meeting’s Minutes
- III. Owner's Comments
- IV. New Business
- V. Review for Adoption of 2025 Budget
- VI. Proposed ARB Hurricane Specifications Rule (Rule Verbiage Provided Below – Proposed in accordance with 2024 amendments to the Florida Statutes)
- VII. Old Business
- VIII. Owner's Comments
- IX. Adjournment

This agenda is subject to change. The Board welcomes any Oakleaf East - Owners of Record to attend but be aware that this is a corporate Board meeting and not an open discussion forum for residents. Please be respectful of the time allotted in order to complete our corporate business.

Shaunah Esteves,

President, Oakleaf Plantation East POA

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Proposed Rule Addition - Hurricane Protection Specifications

Hurricane protection products must adhere to specific color and style requirements to ensure their compatibility with the home in which they are being applied. An owner should follow the normal ARB Approval Request process to gain approval for Hurricane Protection-related improvements to a property in Oakleaf.

- Roof systems recognized by the Florida Building Code that meet ASCE 7-22 standards must compliment the home’s existing color scheme.
- Permanent storm shutters, roll-down track storm shutters, impact-resistant windows and doors, polycarbonate panels, and reinforced garage doors are permitted and should match the home’s existing color scheme.
- Exterior fixed generators must be placed behind an approved fence or concealed by landscaping.
- Fuel storage tanks over 100 gallons must be buried. Exposed tanks must be concealed behind an approved fence.
- Erosion controls may be implemented but an owner must not take any action which shall alter the Surface Water or Stormwater Management System without the prior written approval of the SJRWMD.

Additionally, all applicable products must comply with local, state, and federal building codes and regulations, where appropriate.

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www.oakleafpoa.com will be used to satisfy FL720.303 (15) by posting a complete copy of the association’s rules and covenants, or a direct link thereto, on the homepage of the association’s website.

2023 Audited Financials are available at no charge to any member upon request to the Association. Written requests can be made using the U.S. Mail directed to the address shown below, or, by email sending the request to **accounting@oakleafpoa.com**

**PROPOSED EAST ANNUAL BUDGET
OAKLEAF PLANTATION POA
January 1, 2025 - December 31, 2025**

<u>INCOME</u>	<u>PER LOT/UNIT</u>	<u>ANNUAL</u>
2122 Single Family Lots Annual Assmt	\$8.84	\$18,753.92
240 Multi-Family Lots Annual Assmt	\$8.84	\$2,121.08
TOTAL ANNUAL ASSESSMENT		\$20,875.00
2122 Single Family Lots Area Assmt	\$87.01	\$184,627.00
Total Area Assmt	\$184,627.00	
Misc Income (Estoppel, CC&R Fines, etc)		\$142,993.00
TOTAL INCOME		<u>\$348,495.00</u>

<u>EXPENSES</u>	<u>2024 APPROVED</u>	<u>2025 PROPOSED</u>
<u>SHARED EXPENSES</u>		
Accounting	\$250.00	\$2,000.00
Corporate Report	\$62.00	\$375.00
Insurance Directors & Officers	\$7,745.00	\$12,000.00
Insurance General Liability	\$0.00	\$0.00
Taxes	\$200.00	\$0.00
Office Supplies	\$600.00	\$0.00
Payroll Expenses	\$0.00	\$6,500.00
Legal Fees	\$0.00	\$0.00
Collections	\$0.00	\$0.00
Security (Sheriffs Office)	\$0.00	\$0.00
Meeting Expenses	\$0.00	\$0.00
SUBTOTAL	\$8,857.00	\$20,875.00
<u>SINGLE FAMILY AREA EXPENSES</u>		
Accounting	\$4,000.00	\$15,500.00
Insurance	\$0.00	\$0.00
Association Office Expenses	\$15,000.00	\$31,700.00
Computer	\$9,500.00	\$3,500.00
Envelopes	\$2,500.00	\$3,600.00
Graphic	\$0.00	\$1,000.00
Miscellaneous	\$2,500.00	\$3,500.00
Paper	\$500.00	\$2,500.00
Postage	\$8,000.00	\$10,000.00
Printing	\$4,800.00	\$5,000.00
Utilities	\$6,000.00	\$2,600.00
Auto	\$0.00	\$1,000.00
Bank	\$2,500.00	\$300.00
CC&R Enforcement	\$12,000.00	\$10,000.00
Collection	\$0.00	\$10,000.00
Dues & Subscriptions	\$3,700.00	\$2,000.00
Equipment Rental	\$2,600.00	\$2,600.00
Festivities Committee	\$1,000.00	\$0.00
Hospitality/Welcomes/Homeowner	\$3,600.00	\$2,000.00
Internet	\$2,700.00	\$2,700.00
Lawn Action Fees	\$0.00	\$0.00
Legal Fees	\$14,800.00	\$20,000.00
Meeting	\$1,200.00	\$1,000.00
Payroll	\$0.00	\$188,500.00
Payroll Services	\$0.00	\$350.00
Salaries & Wages	\$195,000.00	\$175,650.00
Payroll Taxes	\$12,500.00	\$11,500.00
Workmans Comp	\$1,560.00	\$1,000.00

PROPOSED EAST ANNUAL BUDGET

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Rents	\$24,000.00	\$24,000.00
Repairs & Storage	\$500.00	\$1,320.00
Security	\$20,000.00	\$3,000.00
Signage	\$2,000.00	\$2,000.00
Telephone	\$3,000.00	\$3,000.00
Website	\$7,000.00	\$7,000.00
<i>SUBTOTAL</i>	\$362,460.00	\$327,620.00

TOTAL EXPENSES **\$348,495.00**

Base Assessment (Multi & Single Family)	\$8.84
Single Family Area Assessment	\$87.01
Single Family Area Assessment + Base Assessment	\$95.84