

OAKS OF LAKE CITY HOMEOWNERS' ASSOCIATION, INC.

211 SW Theodore O'Connor Cir., Lake City, FL 32024
Arena Viewing Room

Tuesday, August 12, 2025 at 6:30 p.m.

Regular Meeting

BOD Members Present:

Lance Drawdy, Rex Mitchell, Theresa (Teri) Patterson, William (Bill) Dalton, and Silja Knoll

Proper Notice for the HOA BOD Regular Monthly Meeting:

The 2025 monthly scheduled meeting dates, times, and locations of the HOA BOD are posted on the members-only Oaks of Lake City Homeowner's Association, Inc. website. On August 1, 2025, the notice of the rescheduled regular meeting date, time, and location was posted in a conspicuous place attached to the front building and on the members-only site. The agenda was posted on the members-only HOA website on August 8, and Lance shared the agenda with information on how to attend via Zoom by email.

I. **Call to Order:** Lance Drawdy called the meeting to order at 6:32 p.m.

II. **Secretary's Report:**

Teri emailed the draft of the July 8, 2025, regular meeting minutes to Board members on July 24, 2025, and an updated draft on August 11, 2025. No edits were suggested for the revised draft.

- **Lance motioned to approve the minutes as presented, and Bill seconded. The motion carried unanimously.**

III. **Treasure's Report:**

Teri prepared the established monthly treasurer reports and spreadsheets. The mid-month reports were emailed to each HOA BOD member for review on July 15, and the month-end reports were emailed on August 1, 2025. Teri provided photocopies of the five bank account statements to the HOA BOD members in attendance.

The Profit and Loss by Month shows Bank Balance as of July 31, 2025:

First Federal – HOA	\$29,614.67
First Federal – Prudent Reserve	\$5,578.78
First Federal - Eques Ctr	\$4,053.97
Special Assessment	\$2,747.80
Total Bank Assets	\$41,995.22

Reports are available on the HOA website.

- **Lance made a motion to accept the reports, and Rex seconded. The motion carried unanimously.**

Teri provided additional information relating to the previously approved AC replacement expense. Since the last meeting, two \$1,000 reimbursement payments have been deposited into the reserve account. The first reimbursement payment from the Oaks

Equestrian Center's account to the reserve account was issued on July 14, and the second was issued on August 4. The \$1,000 per month reimbursement will continue until the full amount is reimbursed. The balance currently due for reimbursement is \$3,970.

IV. **Business:**

1. Oaks Equestrian Center, LLC

Discuss the previously approved 2018 New Holland Tractor, Equipment Rent to Own, co-owned expenses. Lance stated that back in February, the Oaks HOA BOD approved the Rent-to-Own purchase of a tractor [2018 New Holland Tractor]. The Oaks Equestrian Center is currently making those payments. We were unclear about who would cover what, regarding the tractor expenses, Oaks HOA vs Oaks Equestrian Center. So we want to revisit the topic. The HOA uses the tractor along with the Oaks Equestrian Center. The HOA for bush hogging of the common areas. We use it for trail maintenance, and the HOA used it during the recent community workday. The HOA is getting use out of the tractor along with the barn. Lance suggested that the tractor expenses, rather than being 100% on the Oaks Equestrian Center, should be split. The Oaks Equestrian Center may primarily use it, but the Oaks HOA also uses it. Lance suggested a 60/40 split seems appropriate—60% Oaks Equestrian Center, LLC expense and 40% Oaks of Lake City Homeowners' Association, Inc expense. No one in attendance questioned this or had other suggestions.

• **Lance made a motion for the tractor's future monthly payment and maintenance expenses to be split 60% Oaks Equestrian Center, LLC expense and 40% Oaks of Lake City Homeowners' Association, Inc. expense. Bill seconded the motion. The motion carried unanimously.**

2. Dog Park Survey Update

Lance explained that he and the surveyor are on the same page regarding ensuring the property remains PRRD. However, the county did not understand that in the memo. The county listed it in the notice going from PRRD to A-3 zoning [PLANNED RURAL RESIDENTIAL DEVELOPMENT (PRRD) to AGRICULTURE-3 (A-3)]. Lance and the surveyor have already talked and will return to the county this week to correct it, get it re-posted, and go from there. This may put us behind on the docket; we were on the docket for the August 21 Board of County Commissioners' meeting for approval. The required notice period may push us to September. Someone in attendance asked Lance to keep the community updated as each step is accomplished.

3. Website Update

Lance shared that he knew Silja had arranged for Dennis Dimarco to take several incredible photos with a drone. These will be good to use for when we do get the website up and running.

4. Special Assessment – Remaining Funds for Fence Repair

Lance reported that the boards for the fence repair and the fence repair due to the auto accident are still on back order. Darren Knoll suggested canceling that order because the Oaks HOA could purchase the salvaged fiberglass boards from Oaks Equestrian Center. Darren explained that boards from the dog park area have been salvaged and could be available for purchase. Lance replied that he would see if that is possible. Teri inquired as to the status of the auto insurance claim. Lance answered that when the repairs are

completed, the invoice will be sent to the insurance company, and the insurance company will pay the invoice.

5. Violations

No violations were reported.

V. **Committees:**

OEC Barn Committee - Oaks Equestrian Center, LLC

Silja shared that she has been working on information for the upcoming proposed 2026 budget. As of today, we have 23 horses in the barn. We will see a few of them leave as planned. She is looking to add about three to five new horse boarders by the end of the year. No clinics were scheduled for August. The next clinic will be on September 13.

They are recruiting new barn committee members. A few members have moved, so we would like to replace some of our committee members. They are seeking motivated people to help out. Irene, who was in attendance, said she had several questions, adding that she did not believe they had to have horse experience. She said that it would be preferable, but any interested community member would be someone that we would consider. Silja replied that she would agree. We need people willing to participate by attending the barn committee's monthly meetings. Moving forward next year, we will require two hours of hands-on volunteer work at the barn per month to keep everyone informed about what's going on up here. There are always special projects that need volunteer help. They are looking for independent, motivated people.

Silja shared that David Hall [North Florida Gutter Services, LLC], installed a couple of short sections of gutter to secure our air conditioning units, over the eastern side of the lobby, which were starting to fall into a hole caused by runoff from the roof, and a gutter section was installed to protect the new patio.

Silja stated they will raise some boarding prices next year. They have been doing some market analysis. Someone in attendance then asked about the outcome of the previous trailer storage discussions, since they have a trailer stored there. Silja and Lance summarized the Oaks HOA BOD-approved motion relating to trailer storage, which goes into effect on January 1, 2026: provide a designated space for each trailer, a \$300 non-refundable annual storage fee. Existing multi-trailer storage will be "grandfathered in", and a new parking waiver will need to be signed by all. Your space will be assigned. You will know who is parked next to you, which could reduce the risk of damage. Trailer storage was discussed during the past three regular meetings and then approved during the last meeting. We encourage everyone to lock their trailers. Someone else inquired about a waiting list for trailer storage and expressed interest in securing a space. Silja replied that she believes there will be trailer storage space for everybody who wants it. Lance added that you will have a space available.

Rex shared information about the community work day. The work was performed on the front commons, south side, since the north side had already been completed. A lot of work went into cleaning up around the Oak trees. These are trees and not bushes. If you look down, Custom Made, there are Oak bushes. Hopefully, we can continue this process, gradually take a few trees and trim them up, because you can't get to that with the big mower. Darren has been doing some of this with the bush hog. We brought mowers and cutters to the workday. Rex added, instead of doing 100 trees at one time, we did two hours of work. If you have time available one day, you could clear around a tree to clean it up. I keep two trees behind my home, and I keep them cleaned. Once you do it, as long as you go back to it once in a while, it's no problem to maintain. My concern with the front was not to let it go too long, because we did a lot of work up there, and in about a year, it was all about to grow back again. It took about ten minutes to do a tree, which previously took an hour. That's our goal to keep it looking nice out here. I appreciate you, and I appreciate everybody who came.

Covenant Committee – Legal Opinion Received

Discuss Kaufman Language before sending the document back to the attorneys for review: Teri shared that Leslie had emailed the Oaks HOD BOD just before the prior meeting. In her email, she pointed out that the board should consider the attorney's recommendation to discuss whether to include Kaufman Language. There are pros and cons to consider. The concern mentioned by the attorney is that it could result in unintended changes if statutes are amended in a way that might not align with the association's preferences. Teri added that her understanding is that we are not attempting to change the document at this time, and Kaufman Language is not in it now. Covenant Committee member, Leslie, via Zoom, stated that's correct. This is something the attorney brought up. Lance asked for a brief idea of what the Kauffman Language is. Leslie replied that, as she understands, if you have Kaufman Language in here, anytime the law is updated in Florida, the document updates automatically based on having the language, without having to do an edit each time, and that can be good or bad. Lance thought it might be a good thing for us to adopt that language. Teri shared that the attorney pointed out that adding it could have unknown and unintended consequences. Leslie suggested talking with the attorney before it is added; however, it's up to the board.

A discussion took place, noting we are not required to include it. With examples of what it would look like if it were added, the document would be living and breathing, it would mimic whatever the state adopts as a statute. Leslie shared that she heard by chance an HOA attorney say to someone, just because a law updates doesn't mean 100% of the time you have to match it. We don't know what the ramifications are; that's my only concern. Rex shared that he had run into that with school board policies, and he gave an example. By having the language in their policies, they can stay compliant. It makes sense. Covenant Committee member Donna was in attendance. Donna expresses that she would like to know the negative connotations that the attorney is mentioning that we could face. Do we know of an example? Leslie stated she did not and would like to ask the attorney to provide an example.

Teri asked if we need to arrange a Zoom meeting with the attorney or send an email? Lance stated that we are trying to get to a point where we are not creating an attorney's bill. Bill noted that the baseline will be the Florida Statutes. We're not going to be

allowed to supersede the Florida Statutes. We have to comply. Rex stated he thought we could include it worded in a way that does not introduce anything new into the covenant. Donna noted the attorney stated it could have a negative connotation. They are saying that for a reason, and she would like to have more details on why they mentioned this. Donna would like more clarification. A discussion took place around the unknown possibilities. Teri asked if Kaufman Language is a phase one or phase two consideration? Lance pointed out the possibility of only phase one getting through. Teri asked, "Are we ready to send it back to the attorney for review, with a note that we are leaning towards not including it or including it?" Lance replied, including it.

Social Event

Lance thanked Donna with the Social Committee for providing the donuts, coffee, and cool beverages for the community work day. He added he appreciates them doing that.

Donna shared that the date for the next social will be Friday, October 31, 6 p.m., and they know that is Halloween. Many stated they have never had trick-or-treaters at their home since moving to the neighborhood. Donna shared that it will be an Italian-themed night. Melissa and Terry have graciously volunteered their outdoor space again for us. We hope families with young children will bring their children, and everyone will be included. We'll have a trick-or-treat bucket. Donna mentioned the possibility of attending the Sparks Halloween event after our social, which is yet to be confirmed. Many stated that it sounds good. Donna said they are going to do pizzas, aperol spritz, which are very refreshing, and some people have volunteered to make Italian dishes like chicken pesto. You are welcome to bring something if you want. They are not stressing about getting an RSVP this time because people don't like to RSVP. Donna added that they are going to prepare based on the last turnout. If you have any food allergies or pizza preferences, please let us know. We are happy to accommodate everyone's needs.

VI. **Open to Residents** - Community Comments, Questions, Concerns Regarding Agenda Items

Lance stated it's open to residents for any comments, questions, or concerns regarding agenda items, and there were none.

VII. **Adjournment:**

Lance adjourned the meeting at 7:05 p.m.

The next HOA BOD meeting will be rescheduled for September 22, 2025, at 6:30 p.m.

Secretary: Theresa Patterson
Minutes approved as presented.