OAKS OF LAKE CITY HOMEOWNERS' ASSOCIATION, INC.

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

Tuesday, June 3, 2025 at 6:30 p.m.

Regular Meeting

BOD Members Present:
Lance Drawdy, Rex Mitchell, and Theresa (Teri) Patterson

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 May 28, 2025, the regular meeting date, time, and location notice were posted in a conspicuous place attached to the front building. The agenda was posted on the members-only HOA website on May 28th and Lance shared the agenda with information to attend via zoom by email.

I. **Call to Order:** Lance Drawdy called the meeting to order at 6:31 p.m.

II. **Secretary's Report**:
Teri emailed the draft of the May 6, 2025, regular meeting minutes to Board members on May 28, 2025. No edits were suggested.
- **Lance motioned to approve the minutes as presented, and Rex 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 May 19, and the month-end reports were emailed on June 2. 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 May 30, 2025:

First Federal – HOA	$37,037.70
First Federal – Prudent Reserve	$10,548.78
First Federal - Eques Ctr	$1,248.53
Special Assessment	$2,747.80
Total Bank Assets	**$51,582.81**

Reports are available on the HOA website.
- **Lance made a motion to accept the reports, and Rex seconded. The motion carried unanimously.**

IV. **Business**:
1. Barn Expenses – Oaks Equestrian Center, LLC

Teri presented an update on the approved roof repairs for Oaks Equestrian Center; the check to pay the $7,500 invoice to Southeastern Roofing has been issued from the Oaks

Equestrian Center bank account. During the discussion on roof repair expenses, Darren Knoll provided additional information on the roof repairs that were completed. Wayne Dorcas was the point person for the OEC barn committee during the repairs. They are pleased with the work that has been completed. The cupola came down because it was completely rotted. The weather vein attached to the cupola was salvaged, which was part of the lighting rod system; therefore, they will work on having that repaired.

Teri presented that Odom Moses accountants completed the payroll setup process and related taxes for employee Sarah Johnson. The payroll taxes covering from January to May have been paid.

Prior Treasurer Thomas Barriett has been removed from the Oaks HOA and Oaks Equestrian Center bank accounts, as approved during the May 6th meeting of the HOA Board of Directors. The approved additional bank account for the Oaks Equestrian Center, LLC, with Silja Knoll, volunteer barn committee manager, listed as an additional signatory on the new account, was successfully opened.

2. Dog Park
Lance provided an update on the survey, noting that the area surveyed was 3.1 acres. He said that one point of the land runs up to the tip of Tony's gate, which is why you see stakes out there. The next step in the process is to present it to the Board of County Commissioners for official separation. Lance will proceed with getting on their agenda. This next phase is expected to take a couple of months. Isaiah Cully was in attendance, and he asked if there was any known opposition to the proposal. Lance replied that he was unaware of any opposition. If needed, Isaiah stated he would attend the Board of County Commissioners meeting to show support.

3. Website Update
No status update was available. Lance will get with Patrick on that for next update.

4. Special Assessment
The remaining Special Assessment funds will be used for HOA fence repairs as approved. Bill and Darren are still evaluating the needed repairs and finding someone to repair the remaining fences.

Last month, a person driving a vehicle was involved in an auto accident, hitting and damaging a portion of an HOA fence. Lance has been in contact with the claims department of the auto insurance company insuring the at-fault driver. The claim process has been started. Lance has arranged for two repair people to provide estimates. Lance stated that he would ask one of them to give an estimate for the HOA fence repairs as well. Isaiah and Darren noted that the auto insurance claim fence repair estimate should reflect the expense of the fiberglass rails that were damaged.

5. Set Date for the July HOA Regular Meeting due to the July 4th holiday
Due to some members going out of town during the July 4th week, it was decided to reschedule the July HOA meeting for a week later, on July 8, 2025, at 6:30 p.m.
• **Teri made a motion to accept the suggested date change for the July HOA Regular Meeting, and Rex seconded. The motion carried unanimously.**

V. **Committees**:

Barn Committee - Oaks Equestrian Center LLC

Silja Knoll provided information on their successful weekend clinic, which had twelve participants, with eight trailers in and four-member borders participating. There were auditors in attendance, and they received positive feedback.

The boarders are getting the word out that the Oaks Equestrian Center is a friendly place. They are planning fun stuff, and people want to participate.

On May 11th and 12th, they hosted nine Florida high school rodeo horses there for a couple of nights, which produced some income.

The dressage arena has been repaired and is in pretty good shape. It just needs to be freshly painted.

The approved 12 x 13 ft patio has been completed. Darren and Wayne provided tireless, free labor for the installation. It looks awesome. Repairs to the shop are now complete, making it enclosed and lockable.

Silja submitted a copy of a proposal by email to the HOA BOD members on behalf of the volunteer barn committee for the Oaks Equestrian Center. The proposal suggestion is to amend the current trailer storage situation at the Oaks Equestrian Center. Ideas for this proposal were first discussed during the meeting on May 6th. Rex consulted with Silja on the proposal. The suggested annual parking fee would be $300, with the funds raised from this going to the Oaks Equestrian Center revenue account to help sustain the center.

The proposed changes included providing a designated space for each utility trailer, enclosed trailer, boat, or RV stored at the OEC. Only residents would be allowed to store their trailers. The annual fee would be $300 per year regardless of the number of days used. Seventeen spaces are available, with fourteen currently in use, and three open spaces are reserved for new horse trailers of new boarders. All current trailers would be welcome to stay. The OEC would not be liable for damage or theft of the trailers, with parking at the owner's sole risk. The parking waiver must be signed by everyone storing a trailer at the OEC. Spaces would not be available to store vehicles. The fee is expected to generate approximately $3,000 annually for the OEC. The designated space for storage parking could reduce damage to trailers because we would know who is parked next to each other.

Teri asked if the fee would be refundable for any reason, such as selling their home and no longer being a member of the community. The reply was if so, it would have to be prorated, and we could make that decision as a group. Isaiah asked for clarification. He wondered if the proposal was to sell a parking spot. Lance and Silja explained that the proposal involves creating a system where people are registered, allowing them to know who is parking there and assigning them a designated spot for a fee. Isaiah stated we can't park it in our yards. He said the cost would be ridiculous, and he would not store a trailer there for that. He might consider building storage in his yard instead of paying for three to four parking spots. Silja stated the objective is to help fund the OEC, and they are providing a service to the community. Lance added that, ultimately, we must ensure the OEC is viable.

Silja stated people who currently store trailers there would be notified if this were to pass. Lance asked if we knew who all had a trailer there. It was discussed and then noted this would need to be looked into and verified.

Teri stated that minutes from prior years showed that this topic had been discussed in the past; however, it had not been approved. She asked the previous board members in attendance if they knew why this was not approved in the past. Isaiah stated that he recalled discussing building a parking cover and then charging a fee; however, that was too expensive, so nothing ever came to fruition. Silja stated that she did not think anyone could find storage parking at a rate as low as the proposed $25 per month, which would be a $300 annual fee. Donna asked if there was any security yet and if the gate had been repaired. Darren stated that it was on their agenda. Rex stated he thought the people currently using the parking storage would need to be notified of the proposed fee. Of the fourteen being used now, Isaiah has three to four. Isaiah is currently not in favor of the cost. Rex stated that he is willing to pay the fee as financial support for the OEC, and Bill Dalton indicated to Lance that he is as well. We can certainly reach out to the others to gauge their thoughts on the matter.

After these multiple discussions, Lance asked the BOD members to share their thoughts. Rex stated he thinks the people currently using the OEC for storage parking should be notified first. They do not need a letter stating that you need to pay without notification. Teri said she would like to know if there is community opposition to the proposal, as a parking fee was proposed in prior years but not approved. During last month's Board of Directors meeting, when the proposal was first suggested, a lengthy discussion ensued among those in attendance. Lance stated the fee would only affect a small portion of the community, and the proposed fee is a minimal amount. Lance doesn't see this as an issue that would cause the neighborhood to be up in arms. Silja stated that if the OEC doesn't make it, it will have a much larger impact on community property values than the $ 300-a-year parking fee.

Teri asked when it would go into effect if approved. Silja stated she would work to contact everybody. Teri asked what would happen if someone did not pay. Teri added they would have to move their trailer off the OEC property; however, what if they don't? Silja stated she would take care of that issue, as it would be a barn committee issue, and she doesn't anticipate that being an issue. Rex said he is in favor of the proposal only to support the barn. Rex does not want to cause an issue for the barn committee with anyone in the community. Rex suggested we delay approval slightly so that anyone with a trailer there can be contacted; then, at the next board meeting, we can take this up as an agenda item for approval. That way, they have an opportunity to show up. If there is opposition, they can voice their concerns. Silja stated that sounded good to her.

In conclusion, this will be an agenda item for the July board meeting. The agenda with the written proposal will be distributed to the community in advance, allowing people to review and digest the proposal. We will attempt to identify and contact those currently storing trailers at the OEC to discuss the proposal with them.

Community Improvement
Lance noted, there was nothing to report at this time.

Rex inquired about the mowing of the large common area. Lance noted that portions of the area were not mowed due to the wildflower season; however, Garrett will mow that area. Lance stated; he also discussed roadside mowing and mowing closer to trees with Garrett. He noted that some trees need to be limbed up again. The possibility of spraying to kill undergrowth around pine trees was discussed; however, this idea was not met with approval. Therefore, it was suggested to see how close he could get mowed and then reassess.

Covenant Committee – Legal Opinion Received
Donna shared some committee members met via Zoom and worked on the attorney's notes and suggestions. They plan to meet again on June 10th, with the possibility of completing the task so that they can send it back to the attorneys for further review.

Social Event
The committee will plan a social event in the Fall.

VI. **Open to Residents - Community Comments, Questions, Concerns**
Regarding Agenda Items
Multiple open discussions already occurred during the meeting.

Donna asked about establishing a Finance Committee, which was mentioned during the May meeting. Teri stated the date has not been determined yet. Teri hopes to get input from Tom as well. Once a date is selected, the committee meeting date and time will be posted. Teri would like the committee members to review monthly reports for possible updates, our reserve funds, and plan for future reserve funding and budgets. Donna, Leslie, and Lance said they are willing to volunteer to assist Teri with the Finance Committee.

VII. **Adjournment**: Lance adjourned the meeting at 7:18 p.m.

The next HOA BOD meeting will be on Tuesday, July 8, 2025 at 6:30 p.m.

Secretary: Theresa Patterson
Minutes approved as presented.