

OAKS OF LAKE CITY HOMEOWNERS' ASSOCIATION, INC.

HOA of The Oaks of Lake City

211 SW Theodore Oconnor Cir., Lake City, FL 32024
Arena Viewing Room

Tuesday, February 4, 2025 at 6:30 p.m.

Regular Meeting

BOD Members Present:

Lance Drawdy, William (Bill) Dalton, Glenda (Kitt) Fortiner, and Theresa (Teri) Patterson

Proper Notice for the HOA BOD Meeting:

The Schedule of Meetings for the HOA BOD is posted on the HOA website along with the location.

Lance Drawdy emailed the HOA meeting information, including the date, time, and agenda. The email also included a Zoom link for those who can not attend in person.

I. **Call to Order:** Lance Drawdy called the meeting to order at 6:30 p.m.

II. **Secretary's Report:**

There was no report due to the start of the new year and newly elected board members. However, the prior minutes of the December 4, 2024 meeting are available on the HOA website.

III. **Treasure's Report:**

The outgoing Treasurer, Tom Barritt, emailed financial reports to the new board members prior to the meeting. Tom was in attendance and asked if the board members had questions about the information. He stated he would help the incoming Treasurer with the transition process.

The Profit and Loss by Month shows Bank Balance as of February 1, 2025:

First Federal – HOA	\$32,867.57
First Federal – Prudent Reserve	\$10,548.78
First Federal - Eques Ctr	\$8,485.21
Special Assessment	\$21,660.00
Total Bank Assets	\$73,561.56

Reports are available on the HOA website.

Teri made a motion to approve the Treasurer's report. Bill seconded. The motion carried unanimously.

IV. **Business:**

2025 Meeting Schedule

Lance confirmed with each board member that the first Tuesday of each month at 6:30 p.m. would suit each member for the date and time of The Oaks of Lake City HOA meetings. All agreed.

HOA meetings will be held on the first Tuesday of each month at 6:30 p.m.

ARC meeting schedule was unknown at that time.

Election of Officers – Positions on the Board

President: Lance Drawdy stated he is willing to serve as president.

Vice President: Lance stated Rex Mitchell is willing to serve as vice president.

Treasurer: Glenda (Kitt) Fortiner stated she is willing to serve as treasurer.

Secretary: Theresa (Teri) Patterson stated she is willing to serve as secretary.

Member at Large: Bill Dalton stated he is willing to serve as the member at large.

Lance made a motion to accept the selected board members positions on the board. Bill seconded. The motion carried unanimously.

Board Member Requirements

The board members in attendance each signed the required attestation document.

Lance discussed the required Florida Statute Course options.

V. **Committees:**

Barn

Silja Knoll reported nine people attended the barn's open house.

Before the meeting, the board members were emailed a copy of an Equipment Rental to Own Agreement for review. Darren Knoll shared the details of the agreement with the board members, and Tom Barritt shared his opinion on it. Bill made a motion to accept the offer and execute the deal. Teri seconded. The motion carried unanimously.

The document will be available on the HOA website.

Community Improvement – Maintenance, Grounds, and Beautification

Dog Park

A discussion took place about the possibility of selling the overgrown, unused dog park or having it cleaned up. Alicia Waller was in attendance. She reported that because the dog park is not mentioned in the covenants, the HOA attorney advised that it could be dissolved as a dog park. Lance made a motion to dissolve the dog park. Bill seconded. The motion carried unanimously. Lance stated the barn committee can use fencing from this area for repairs.

Options to sell the land known as the dog park, which is landlocked, will be explored.

Community Work Day

Discussions took place to organize, set goals, and choose a date to hold a community work day in the spring.

Finance Committee

Tom Barritt will help Kitt transition into the treasurer's position on the board. Lance will help establish a Finance Committee to assist the treasurer.

Lance and others discussed the ongoing, previously approved fence repair, pressure washing, and painting jobs. The approved bid for pressure washing was \$3,300; however, Southern Fence has withdrawn the offer to do the job. The barn committee offered to complete the job at the approved \$3,300 cost in the same time frame. Bill

motioned to hire the barn committee to complete the pressure washing job at the agreed price. Teri seconded. The motion passed unanimously.

Social Events

Donna Frazier reported that a community BBQ for the neighborhood is in the planning stage. Sunday, April 13, 2025, was selected as the date for the event. The Oaks Equestrian Center's boarders will also be invited to attend.

Covenant Update

Alicia and Lance provided a history of the covenant update process. Phase one has been completed and is waiting for attorney review and approval.

Phase two will consist of a covenant committee discussing and reviewing possible changes. Phase two has not started yet.

Assessment Update

Tom stated that most assessments had been paid as required. Lance will inquire about the persons who have not paid the assessment yet.

- VI. **Open to Residents** - Community Comments, Questions, Concerns
Donna confirmed the pressure washing will taking place before the painting of the fence.
- VII. The next HOA BOD meeting will be on Tuesday, March 4, 2025 at 6:30 p.m.
- VIII. **Adjournment:** Lance adjourned the meeting at 7:30 p.m.

Secretary: Theresa Patterson

Minutes approved as presented.