

OAKS OF LAKE CITY HOMEOWNERS' ASSOCIATION, INC.

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

Tuesday, October 7, 2025 at 6:30 p.m.

Regular Meeting

BOD Members Present:

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

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 September 29, 2025, the notice of the regular meeting date, time, and location was posted in a conspicuous place on the front of the building and on the members-only site. The agenda was posted on the members-only HOA website on October 3, 2025, 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 6:30 p.m.

II. **Secretary's Report:**

Teri emailed the draft of the September 22, 2025, regular meeting minutes to Board members on September 30, 2025. No edits were suggested.

- **Lance made a motion 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 September 18, 2025, and the month-end reports were emailed on October 01, 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 September 30, 2025:

First Federal – HOA	\$24,282.14
First Federal – Prudent Reserved	\$7,578.78
First Federal - Eques Ctr	\$8,924.31
Special Assessment	\$0
Total Bank Assets	\$40,785.23

Reports are available on the HOA website.

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

Teri provided additional information relating to the previously approved AC replacement expense. The fourth reimbursement installment of \$1,000 from the Oaks Equestrian Center account to the Oaks of Lake City Reserved Account for the approved AC replacement expense of \$5,970 was paid on October 6, 2025. The current balance owed is \$1,970.00.

IV. **Business:**

1. Dog Park Update

Lance shared information that we are still waiting on the third-party consultant's opinion. He had received conflicting reports. The Joel Foreman, Columbia County Attorney, had indicated that if our attorneys say it is okay, we would not have to go through the planning and zoning process due to the PRRD [Planned Rural Residential Development] zoning. However, Tim Murphy, Columbia County Commissioner, indicated during a phone call that we need to know the opinion of the third-party consultant.

2. Website Update

Patrick informed Rex and Lance that the public domain through WIX will cost \$204 annually and must be paid via HOA debit card. Teri stated she would need a motion to approve the use of the HOA account debit card for this expense.

• **Lance made a motion to use the HOA debit card for the payment of \$204.00 for WIX website hosting. Bill seconded the motion. The motion carried unanimously.**

V. **Committees:**

OEC Barn Committee - Oaks Equestrian Center LLC

Silja was not in attendance to provide an update.

Community Improvement

Rex shared that the goal is to continue working on the trees, trying to keep things clean. Donna was in attendance and asked if the HOA fence repairs were completed yet. Lance replied, "Yes, and everything is paid for."

Covenant Committee

We are still waiting for our attorney's reply.

Social Event

Lance shared that the invitation to the October 31st Spirits & Spritz neighborhood gathering at Terry and Melissa Robert's home is posted on BAND. The Sparks family welcomes us to visit their outdoor Halloween display and asks that everyone stay on the paved pathway to avoid tripping hazards. There was a discussion about hosting a public Halloween event in the neighborhood next year. An idea was discussed for hosting an extra night of Halloween Trick-or-Treat on Thursday, October 30th, for those who would like to participate.

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

Regarding Agenda Items

Bill asked about the sprinkler system, and Rex explained that they are still trying to repair the valve issue.

VII. **Adjournment:**

Lance adjourned the meeting at 6:47 p.m.

The next HOA BOD meeting will be on November 4, 2025, at 6:30 p.m.