



# *The Oaks of Spring Hill*

## *Homeowner Association*

14169 Lawrence Street, Spring Hill, FL 34609  
Community Website – [www.oakshoa.com](http://www.oakshoa.com)

### **Board Meeting Minutes**

### **January 28, 2025**

- **Welcome & Sign-In**

The meeting was called to order at 5:40 PM at the Keller Williams Realty Elite Partners Office meeting room. Attended by the following:

#### HOA BOARD MEMBERS

<del>Don Butterfield</del>	Compliance Committee
Tony Cassata	Vice President / Acting President / Compliance Committee
Mary Jorett	Treasurer
Cody Pierceall	Director via Skype then in person
<del>Darryl England</del>	Director
Ed Zimm	Director via Skype
James Jones	Director
Leon Woodfuff	Director
Rob Randazzo	Director via Skype

#### MEMBERS

Dale Denis

- **Open Forum**

- Open forum for residents. There were no residents present for an open forum.

- **Approval of Last Meeting's Minutes**

- Meeting minutes were unanimously approved for the January 22<sup>nd</sup> meeting.

- **Reports**

- President – nothing to report.
- Vice President – nothing to report.
- Treasurer
  - Ongoing Dues payments
  - Two Estoppel requests – 6060 Nocklyn Dr & 6101 Krista Dr
- Secretary – nothing to report.

- **Old Business**



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- Deed Restrictions # 2 & # 8 Amendment – procedure. There was discussion regarding another proxy vote by mail, possibly by the USPS. No decision was made, more to follow.

### • **New Business**

- Election of Officers
  - President – James Jones was elected President
  - Vice President – Ed Zimm was elected Vice President
  - Secretary – Tony Cassata volunteered to be a temporary secretary. Suggesting PLAUB Dictation
  - Treasurer – Mary Jorett was elected for Treasurer.
- Appointment of Committee Members
  - ACC – need 2 minimum (1 must be a board member) Rob Randazzo, and Ed Zimm will speak to his neighbor.
  - Compliance – Don Butterfield, Leon Woodruff, Cody Piercall, Anthony Cassata
    - Discussion for Identification for board members while in the community.
    - Discussion regarding procedures for violations.
  - Webmaster – John Jorett, unless someone else can take over.
  - The Oaks Cares - Samantha
  - Bulletin Boards – Tony Cassata until someone can help.
    - Bulletin Board on Schalekamp needs repair.
  - Welcoming -
  - Real Estate – Dale Denis
- HOA Board Member Training
  - Look into reasonably priced services. NO final decision was made.
    - FLCAA
    - AACC Online
- Lawyer
  - Becker & Becker Retainer – Board voted to discontinue services.
  - Greenberg Nikoloff – suggested by James Jones – Board voted to start using.
- Maintenance Contract
  - Hernando County – Nature Coast Irrigation – approve for 2026?
  - Last Invoice must be paid since it was for services from December.



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- James Jones is in contact with the county and the irrigation company regarding the service. Will be meeting them in the field to appraise what they do.
  - RunHOA
    - We currently have the service for the year... propose to move forward advertising. It will be easier to keep things in one centralized place with Homeowners able to view easily. The Board voted in approval of the application months ago. – Mary Jorett will investigate this. It will take time to have everything transferred.
  - Contact Info for Board Members – current email & phone
    - Approval of Business by email.
- 
- **Adjournment**