



The Oaks of Spring Hill

Homeowner's Association, Inc.

14169 Lawrence Street, Spring Hill, FL 34609
Community Website – www.oakshoa.com

Annual Meeting

January 22, 2025

- Welcome

The Annual Meeting was called to order at **7:34 PM** at 13400 Montour St., Brooksville, FL 34613 (Shriners Club) by acting President Anthony Cassata homeowners and guests representing 69 properties. Attending for the Board were Acting President Anthony Cassata, Treasurer Mary Jorett, Board Director & Compliance Committee Chairperson Don Butterfield, Board Director & Compliance Committee member Anthony Cassata, Board Director & Compliance Committee member Dale Denis.

- After welcoming all in attendance and following the Pledge of Allegiance, the current members of the board were introduced by asking each to please stand.

- Meeting Agenda

- Proof of Notice of Meeting.
 - Each member received by mail notice of the Annual Meeting.
- . Board Member Dale Denis and Acting President Anthony Cassata gave an abbreviated synopsis of last year's meeting held on January 24, 2024. They explained that the full version of the minutes can be found on the website - <https://oakshoa.com/>
 - 9 Official Meetings were held in 2024
 - Owners were notified by the HOA Webpage and on all Bulletin Boards
 - Many Owners attended meetings throughout the year.
- Treasurer Report.
 - Treasurer Mary Jorett submitted the expense report for 2024.
 - Current Balance in the account was: \$45,395.35 with receiving and processing of the yearly Annual Dues are continuing.
- Reports of Committees.
 - ACC
 - Fencing no longer needs a permit but must still be approved through the ACC to meet the approved Bylaw
 - Need (2) Two Volunteers



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- At the time the question/answer session was opened to the residents.

Board Director Dale Denis took the floor and addressed the membership in regards to the wording of the proposed Amendment to Deed Restriction #8. The minimal allowances from Hernando County zoning and permitting were not what was presented to the board in its entirety by the Shed Committee. Ed Zimm, James Jones, and Rob Randazzo responded by presenting a copy of the requirements to be granted an approval for a shed.

A resident took the floor to address the proposed Amendment to Deed Restriction # 2 expressing concerns about grass dying. Conversation led to the determination that the water restrictions that are in place is the major cause of the grass dying and not that it was sod or seed.

Another resident took the floor regarding shed requirements and proposing that there be a select number to choose from. As per the requirements stated previously by the Shed Committee members replied that there are limitations but ultimately the size and design is up to the homeowner provided the proposed permit meets the guidelines of the requirements stated.

Lastly, a concerned resident took the floor to discuss the changes in the community over the last 25 years. He expressed concerns with the traffic on Lawrence in addition to the need for a traffic light at the Barclay entrance. The streets and the entrance are property of Hernando County and concerned homeowners are always encouraged to address the concerns with the county officials as well.

- Election of Directors
 - Current Board members Don Butterfield (end of term), Anthony Cassata, Dale Denis, and Mary Jorett were present.
 - Board members that resigned as of the day of the meeting 1/22/25 were Jim Palermo, Janet Palermo and Dale Denis.
 - There were four previous nominations for Directors: Darryl England, James Jones, Ed Zimm, and Cody Pierceall. Two more from the floor were nominated: Rob Randazzo and Leon Woodruff.

In accordance with FL Statute 720.306 (9) (a) the nominations were confirmed by a single vote for each nominee due to each running unopposed.

The three resigned members terms will be filled based on the amount of time remaining in each term and Don Butterfield starting a new term.

All Directors were asked to attend the next board meeting slated for Tuesday January 28th @ 5:30 pm at Keller Williams 2715 Forest Rd, Spring Hill, FL 34606 or by Skype.



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- New Business

- Vote on proposed amendments to governing documents.
- Deed Restriction #2 - Remove
- Deed Restriction #8 – Sheds
- Certifying Quorum
 - Thirty (30%) percent of the voting interests (a “quorum”) must be present, in person or by proxy, at the meeting, in order for the business to be conducted.
 - Twenty four percent (24%) of the voting interests were present, in person or by proxy, at the meeting... not meeting quorum, thus no vote on new business will be conducted.
- The meeting was officially adjourned at 8:40 pm.