

Plantation Oaks Residents Association (PORA) Quarterly Board of Directors Meeting December 3, 2023

The meeting was called to order: 7pm. By acting President Betty Vandermyn. The pledge of Allegiance was recited, Roll call was taken by Secretary, Phyllis Holdsworth. Board members present were Betty Vandermyn, President, Ray Neeb, Lenny Gucciardo, Maureen O'Hara, Directors, Janice Randolph, Treasurer and Phyllis Holdsworth, Secretary. A quorum was present. Notice of the meeting was posted 48 hours prior to the meeting. A motion was made by Betty Vandermyn to accept the previous quarterly meeting minutes without reading since they were posted on the PORA bulletin board in the clubhouse and on the PORA website(OURPORA.ORG). Motion to accept was seconded by Maureen O'Hara.

Report of officers :

President: Betty Vandermyn thanked Gary Watkins outgoing president for all he had contributed to our community. Betty Vandermyn announced her resignation from the board as of January 21, 2024 the day of the membership meeting. Dues needs to be current to vote in an election and part of a minimal 30% quorum. A quorum is needed to conduct PORA business. Dec. 22, 2023 is the final date for PORA dues for 2023. Compliments & thanks were given to the Social Committee. Thanks to Murex for financial assistance for our events. Thanks to Gary Watkins for Elvis show which will return on April 20, 2024. Thanks to our kitchen cooks and servers. Special thanks to George Shaver and Ed Reese for the Nov. 11th Veterans Day presentation.

Unfortunate robbery of 2 golf carts happened in our community. We are looking into putting lighting and blockade to prevent future access from back gate. Management was notified by PORA. A letter was written and sent to management by Maureen Arsenault one of the victims.

Treasurer: Janice Randolph presented the Treasurer's report as of 11/31/2023.

Banking summary YTD shows Income of \$19,612. Expenses of \$19,168. Income includes \$3,935 Membership, \$220 donation, \$15,024 from social events, misc. income.

Social events net income \$3081. Total cashflow \$443.

We have 193 paid members for 2023 vs. 184 in 2022.

We paid \$1,189. Florida Sales Tax and Federal taxes of \$154.

We have liquid assets available from a money market account with a balance of \$8,421, a CD for \$25,000. And checking account of \$10,708. Total Assets: \$44,129.

Budget Review/Board Approved: motion to accept the budget was made by Betty Vandermyn and seconded by Lenny Gucciardo.

New Membership list is posted on the PORA board in the clubhouse.

Block Captain: Donna Copeland report Susan Clerico is new captain for zone 12 (Beaumont Lane) replacing Helen Raynor. Revised list is posted in the clubhouse. Next meeting Jan. 4, 2024 at 1pm at the clubhouse.

Social Club: Christine Davis reported she is the new co-chair with John Clabaugh. Patty Watkins is stepping down the first of the year. Thanks were given to Kathleen & George Niedhammer and crew for Community Christmas cards Mailbox and delivery.

Deb Pate and Lina Theriault have planned Dec. 16th Christmas Elves to deliver to shut ins. Followed by Golf Cart parade at 5:30pm and PJ party at 6:30 pm. At the clubhouse hosted by Betty Vandermyn and team.

New Years eve celebration Dec. 31st. Dinner prepared by Kevin Gallagher and music by Steve Tanya.

Community Coffee: Betty Shaver reported meetings for the year. Jan: Cancer treatments, Feb. Greet & Meet, March Diabetes, May, Fire Rescue, June Understanding Alzheimer, Sept. Christmas come true, Oct. Human trafficking, Nov. Importance of Hydration, last in Dec. Stroke information.

Federation of Manufactured Home Owners (FMO) reported by Dana Matlock, FMO Representative

- FMO will hold its first Zoom meeting on December 6-7, 2023. Election for state Board of Directors will be held and live legal question and answer session with FMO Attorney Jeremy Anderson and a discussion by State Representative Paula Stark and FMO Counsel, Nancy Stewart on the FMO proposed 723 legislative bills.
- **Insurance Notification:** Some park owners have been trying to collect an insurance assessment fee. Just as our homeowners insurance has gone up in the past few years, the park owners are experiencing the rising insurance rates for their parks. Some park owners want the homeowners to pay for it. These assessments may be invalid and not enforceable. If we get such a notice, our PORA attorney needs to be involved immediately to review our prospectuses and lot rental agreements to ensure they do not have a loophole that would allow this.
- Certification training for HOA Board Members: The FMO education Committee will present certification training sessions each month beginning January 11 and ending May 7, 2024. The class is highly recommended for new and returning board members.
- Current Plantation Oaks Membership as of Dec. 1, 2023 is at 102 and increase by 3 new members.

Statutory Committee: Betty Vandermyn, George Niedhammer, Ken Pate, Donna Copeland and Gary Watkins

- Eric Zimmerman (Murex) discussed CPI, Charts on CPI, Market Survey, CPI Survey, Housing cost and Valorem taxes. He advised he would send an email with copies of charts and surveys.
- Betty stated we still need some of our roads repaired. Jackie Fuller Office Mgr. disagreed but would reevaluate the roads. Eric Zimmerman will also do a road analysis.
- Jackie advised the gathering place was to be completed by early November but there was a hold up do to approval of permits.
- Jackie spoke about the request for pickle-ball courts and questioned whether rolling nets would damage the court. Tim McGuire (Murex) said the Guardian Community currently has

temporary nets with rollers. Eric Zimmerman from Murex asked to be updated on the resurfacing of the courts. Jackie advised to have two tennis courts and two Pickleball courts. Eric agreed to stay with that.

- Jackie Fuller reported we are getting bids for pool resurfacing. Plans are to shut down the pool in late Jan./early Feb. 2024. She also said the Clubhouse lighting needed new bulbs and would be replaced with led lights. Current bulbs are no longer available.
 - George Niedhammer requested a specialist evaluate the acoustics in the clubhouse. Residents with hearing aids complained and noted they had to remove their hearing aids when attending functions at the clubhouse. Jackie said that we currently have boards on the walls to absorb sound. Eric Zimmerman said the Aberdeen Community also had a complaint concerning their clubhouse being so noisy and panels were installed in the ceiling which helped.
 - Discussion of irrigation was improved since working on three wells.
 - Betty Vandermyn suggested the pool tables be re clothed. Jackie agreed. Eric Zimmerman responded by asking Jackie to get a quote for next year since the Pool will be a major expense for this year.
 - Betty Vandermyn asked if Murex would install grab bars in the ladies bathroom since our toilets are too low. Eric requested a price for grab bars vs. higher toilets.
 - Betty brought up a need for more storage for PORA items. Outside maintenance storage is again available for PORA use.
 - Jackie stated as long as all residents can attend Murex will continue to give financial support.
- A motion was made by Betty Vandermyn to adjourn the meeting at 8:10pm. Phyllis Holdsworth seconded.

Respectfully submitted by
Phyllis Holdsworth
Secretary