

**Plantation Oaks Residents Association (PORA)
Annual Membership Meeting
Sunday, January 19, 2025
Meeting Minutes**

The meeting was called to order at 7:00 PM. Adjourned at: 8:15PM
Residents in attendance: 80 **Location:** Plantation Oaks Club house

Date and time of the meeting was posted on the PORA bulletin board in the clubhouse 48 hrs. in advance

Meeting Facilitator: Rose Reese, President

The pledge of allegiance was recited

Roll Call: Attendees: Janice Randolph, Treasure, Phyllis Holdsworth, Secretary, Lenny Gucciardo, Director. Absent: Cindy Bowen.

The Quorum of PORA was present. Ballots were distributed and counted by Ed Reese and Bill Holdsworth (filled in for Christine Davis who was ill)

Report of Officers:

President: Rose Reese It was a year ago that Rose was elected to the board and became President. She served on many boards as president but found it challenging on the PORA board since she was new to the community. She noted ups and downs during her term. She thanked everyone involved on all the committees for their time and efforts. Rose mentioned her health issues and would not run for another term as President but would remain on the board the remainder of her 3 year term. “I may not have been your best president and hope I wasn't the worst, but I can assure I made more u-turns than any other President. The V.P. Maureen O’Hara resigned for health reasons. Note: The President requested each committee head limit their report to 3 minutes.

Secretary: Phyllis Holdsworth asked for a motion to accept the minutes without being read. Lenny Gucciardo made a motion to accept the previous quarterly meeting minutes without being read since they are posted on the

PORA board and on the PORA website **OURPORA.ORG**. Janice Randolph seconded the motion with one correction from a resident. Joe Dairymple stated there was an omission from the minutes regarding a motion made by Don Hamel which he seconded. The omission was as follows: A motion was made from Don Hamel seconded by Joe requesting PORA hire a lawyer to see whether we have a case to facilitate an action against Plantation Oaks delay in hiring an engineer Don's concern is our water drainage situation since many homes were affected from previous storms and he felt the office wasn't acting fast enough in evaluating a potential problem. He is fearful of another heavy rain and drainage not sufficient. All in favor.

Donna Copeland from the Statuary Committee is currently working with Jackie Fuller, Management /Plantation Oaks and a storm water specialists and waiting on results.(See her report below). PORA board will discuss how to go forward.

Treasurer: Janice Randolph Report as of 12/31/2024

Banking Summary for the YTD shows income of \$29,645. Expenses of \$26,396. Income includes: Membership \$3,340 (\$385. For 2025)

Social Events: \$25,494. Miscellaneous Income \$811.

Total cashflow: \$3,249. Social Events net income: \$5,683.

Florida state tax \$1,943. Federal taxes \$250.

Liquid assets: Money market \$8,422. CD \$25,685.

Checking Acct: \$13,957. Total Assets: \$48,064. Total Liabilities \$1,290.

Total Equity: \$46,774.

AED: George Byrne no report

Block Captain: Donna Copeland Updated list are posted on the board for changes to Block captains. Block captains continue to greet new residents and as them to participate in filling out CERT forms. They distribute the local POP and ask to recycle clear bags to their block captain.

FMO: Dana Matlock Plantation Oaks Membership is 95 active members plus 4 in a grace period 13 lapsed. She asked to consider renewing your membership. Bob Matlock was here with the current membership list to check your status and or consider becoming a member. **Certification**

Training: 5 training sessions were held for HOA board members. Jan-May. The 2025 sessions began January 16, 2025.

Note: Dana asked for a little lee way in reporting and said after all it was a membership meeting. She joked as the mic cut out and was rigged as if her if her time was up.

Monthly Coffee: Betty Shaver Coffee is held the second Tuesday of each month except June, July and August.

2024 Presentations: 1/24 In home Health Care, 2/24 Cardiologist, 3/24 Estate Planning, 4/24 Meet and Greet for new residents, 5/14 Care Giving, 9/24 Park Ranger, 10/24 Plantation Ruins, 11/24 Sr. Vs. Crime, 12/24 Urology Specialist

2025 Coffee at the Oaks: January 14, Quilts of Valor February 11, Meet and Greet for new residents. March 11, FCSO Mike Lutz, April 8 & May 13 TBD.

WEBSite: Jim Nicholas nothing to report but offered Dana his 3 minutes!

Social Committee: John Clabaugh and Christine Davis Outgoing chair heads. John will continue with the Kitchen duties along with Frank Amaturro. Jan 17th was the monthly dinner / chicken Marsala.

67 attended. The new chair of Social are **Cyndi Easter and Terry Johnson**. Cyndi reported a big success in the first event **Jan. 18th** Karaoke and Dance Party and thanked Christine LoCastro for helping with DJ duties. **Upcoming:** Blue Springs Manatee Encounter cancelled. Brunch **Feb 1st** at 10am. **Feb. 15th** Loven' Dance / Dinner chicken Parmigiana. **Feb. 22nd** Wine and Cheese Party hosted by Betty Shaver. **March Events:** March 1st Brunch and Chili Cook Off, **March 8th** Country Dance hosted by Mo Hutson. **March 14th** St. Patricks Day Dinner. **April Events:** **April 5th Brunch, April 13th**, Elvis is in the house hosted by Gary Watkins. **April 25th** Monthly Dinner. **May Events: To include: Dates TBD:** Casino night, Memorial Day, Game night.

NEXT Social Committee meeting will be held at the clubhouse: 1st Monday in February 2/3 at 6:30 PM. to enable new people to attend. Feb 3rd at the clubhouse. All are welcome to come with new ideas.

Statutory Committee: Donna Copeland report was the same as December but noted: **Rent Increases and Flooding Issues** were addressed as follows: The hurricane and flooding are the biggest concern for a large group of residents. The Committee submitted residents documentation which was collected regarding flooding and personal damage to homes in the community. The storm water specialist had already been contacted to come in by PO but due to the severity of the storm they are backed up. Donna met with Jackie Fuller in the PO office and she assured her they are contacting the company for a date to come evaluate the water drainage situation. **As of January 9th the company to evaluate the drainage pipes has not reported back.** PO management will hold a seminar for residents in the spring 2025 to educate the homeowner on ways to prepare for a hurricane to minimize damage.

Hot tub down time to be monitored and ensure repairs are completed in a timely manner. Brenda Susza suggested we monitor the turnaround time for repair and replacement. Custom Pool Volleyball net was requested for events as well as outdoor blue tooth speaker in the gathering space. Pricing being checked. Lighting repaired on shuffleboard courts. Strapping for repair of Pool chairs is underway. Outdoor Kitchen is budgeted for 2026 as is new carpet for the clubhouse. Corn hole, New signs expected in 2025.

UPCOMING: ideas for new decorations for clubhouse. New treadmill has been installed.

Donna will be turning over the reins to George Niedhammer as chair for 2025.

Welcome Committee Carm Gross, Marlene Anderson (Absent) 10 new residents they greeted and gave them a welcome rock, information about the area.

New business:

Kootos to Dana Matlock: Keith Mowling complemented Dana Matlock for her had work with the POP magazine and FMO committee chair. We gave her a standing ovation! It was noted that Joanne Kegel would retire and Kevin Gallagher would now assist Dana with the editing of the POP.

Bob Matlock reported about a sick friend with no access to her home for a medical emergency. Emergency responders had to break the lock on her door

to access her home. Bob said it was important for all of us to give a key to a neighbor or install a Knock Box from the fire dept. It may be costly but worth it. Donna Copeland mentioned she had a lock box with a code for access to her home.

Brenda Souza suggested we monitor the turnaround time for repair and replacement anything not working in Plantation Oaks. She also said she was not able to contact an office staff and no mention of their return.

George Shaver stated the positions the candidates were running for should be noted on the ballot.

Dana Matlock felt the voting process was not in accordance with the bi-laws. Ed Reese made a motion to accept the Votes and go forward with the results. Seconded by another resident
All were in favor.

Results: Wavier to run approved by current board and Plantation Oaks
Resident members to run for a board position.

Gary Watkins 3 opposed 58 approved
John Clabaugh 7 opposed 54 approved

2025 PORA Board Election Ballot Count: 61 Ballots were casted.
John Clabaugh 53 Yes 7 No Stanley Niedzweicki 57 yes 4 No
Tony Faust 59 Yes 2 No Gary Watkins 58 yes 3 No
Sue Kline 58 Yes 3 No

Positions and duration is as follows:

Gary Watkins - President - 2025-2028
Stanley Niedzweicki - Vice President -2025-2027
Tony Faust - Tresurer - 2025-2028
Phyllis Holdsworth - Secretary 2025-2026
Rose Reese - Board of Director / Back up Treasurer -2024-2028
Sue Kline Board of Director / Back up Secretary 2025-2028
John Clabaugh - Board of Director - 2025-2026

Respectfully Submitted:
Phyllis Holdsworth, Secretary