

**Plantation Oaks Residents' Association (PORA)  
Quarterly Membership Meeting  
Sunday, June 2, 2024  
Location: Plantation Oaks Clubhouse**

**The meeting was called to order:** 7:00 pm. By Rose Reese, President  
**Residents in attendance:** 28  
Notice of meeting was posted 48 hrs. In advance

**Introduction of Board Members**

**In attendance:**

Rose Reese, President  
Maureen O'Hara, Vice President  
Phyllis Holdsworth, Secretary  
Lenny Gucciardo, Ray Neeb, Cindy Bowen Directors

**Absent:**

Janice Randolph, Treasurer

**Presidents Report: Rose Reese**

Introduced herself and again asked for support in her role as President. She said she wished she had \$10 for every time someone asked "how's it going being the PORA president. She said she can "only presume "not bad since I'm still here. Being so new to this board and job, busy listening to concerns of residents at the same time understanding what the PORA board can do for you. She assured the residents she will protect the corporation and listen to all concerns from all of you equally. Your support and involvement is needed to have a great year. She appointed Lenny Gucciardo and Ray Neeb to head the nominating committee and asked for the residents to consider joining the board.

**Report of Officers:**

**Treasures Report: Rose Reese reported in Janice Randolphs absence**

Income: \$10,865. Expenses \$9,198. Income includes \$2,255 from membership,\$8,609. From Social events.  
Total Cash Flow = \$1,667 and social net income \$871. We have 127 paid members for 2024. Paid \$644 Florida Sales tax and \$250. Federal Tax. Money market account balance \$8,421. And a CD \$25,000. Checking account: \$13,161. Total Assets: \$46,583, Liabilities \$1,390. Total Equity=\$45,192.

**Secretary: Phyllis Holdsworth**

A motion was made to accept the previous quarterly minutes without reading since posted on the PORA bulletin board and on the **PORA.ORG** website.

**Vice President: Maureen O'Hara**

No report offered

**Report of Committees:**

**Community Coffee Committee: Betty Shaver (absent)**

No report offered

**Block Captain Coordinator: Donna Copeland**

Block captains continue to greet and deliver the POP magazine each month to all residents. They are working on getting residents to update their CERT forms and encourage residents to advise of changes to your Block Captain. A new form must be submitted with the changes. Hurricane season is here and promises to be threatened with storms. CERT will need your changes or updates before July 1, 2024 and request you notify your block captain by June 20, 2024. **Note: CERT does not loan generators. CERT is not allowed to go into the home in an emergency. CERT is activated only after the storm not during.**

**FMO Representative: Dana Matlock** FMO is the membership based statewide organization that defends the rights of homeowners who live in land leased manufactured home communities in Florida. As of June 1, 2024 we have **95 active FMO members in Plantation Oaks**. There are 10 members in a grace period and 5 expired members. Emails have been sent to 15 members in question. If you are wondering whether you are an active member Bob Matlock has the current list or if you wish to join FMO applications are available. You can also Contact Dana or any board member.

**Legislative:** FMO supported bill HB613 passed the house and the senate and will be come effective on July 1, 2024. Basically the bill revises provisions relating to mediation & mediator selection and provides requirements relating to live-in health care aides. Chapter 723, Florida Statue will need to be updated to reflect changes.

The **FMO website -Information** <https://www.fmo.org/>

**1). Hurricane season 2024:** All experts are warning us that this year is expected to be 85% above normal activity due to a record warm ocean temperature and La Niña. FMO has put together a easy-to-read booklet on hurricane preparedness to download form the website. Bob Matlock also has copies.

**2). Rent Increases, Statutory Meetings and Mediations**

John Salvucci, past FMO president has information (word doc. & powerpoint) to educate on the process and what needs to be done. This is a great resource for new board members and statutory committee members.

**3) Legal Ease-** Years of legal questions asked and answered by the FMO attorney. Ask a question and find the answer in the FMO Magazine. Current and past issues are available on the FMO **website.** <https://www.fmo.org/>

**Social Committee: John Claubaugh, Chris Davis reported**

Fathers Day Brunch June 15th. Summer break: No Breakfast or Dinners for the month of June and July. Patti Watkins is heading a casino night in October.

**Statuary Committee: Maureen O'Hara reported:** Suggested residents to fill out a work order for any work needed on their property.

Named Members of committee which includes: Marlene Anderson, Ben Cerney, Jerry Unger, John Clabaugh, Donna Copeland, Gary Watkins Alternate.

**Web Site: Jim Nichols. <https://ourpora.org/>.** Currently noted 30-40 users. He is looking for content suggestions. You can **Email: PORAFlagler@gmail.com** Jim assured us that Our website is secure (SSL encryption). He does a monthly scrub to remove any threat to the site.

**Welcome Committee: Carm Gross and Marleen Anderson**

Carm will continue to greet new neighbors and is thankful to Irma for notification of new residents. Carm Gross will continue to gather information from Jackie to also notify residents who purchased homes through Plantation Oaks. A 2024 directory will be coming out in the next week. Dana will continue to add new residents pictures to the POP and requested pictures or information to be submitted in time for publication.

**Good and Welfare - Ben Cerney** No report

**New Business: Property related issues: Rose suggested to submit a work order to Angela is and if no action is taken to contact her via email: ccw.rose@gmail.com**

**Resident Information: Poor communication from Office to Residents.**

Residents are getting heresy information and need to be updated on when things are happening and when repairs are scheduled. If the office has work scheduled or know when something will be repaired the residents would like to know.

**Suggestion:** Linda Theribault 69 Claremont Drive and Bill Holdsworth 20 Ashbury Lane suggested the office email residents and post pertinent information on the bulletin board.

**Meeting was adjourned at 7:45pm.**

**Respectfully submitted by Phyllis Holdsworth, Secretary**

Note:

OPEN forum: 6:30 PM. Questions regarding the hot tub were asked by Deb Pate 2 Claremont Drive and Maureen said she would talk to Jackie to see why the jets are malfunctioning. New parts are on order. Frank Carl 11 Winthrop Lane

reported once again on 3 sink holes at the end of his driveway and asked the statutory committee to follow up with Jackie to see what could be done. Jim Nicholas 20 Claremont Drive mentioned the solar lights are not working on back gate. Gary Watkins 36 Ashbury Lane reported will meet with management in October to address: Acoustics, Analysis of roads, Ladies room grab bars, camera and lights for back gate. Closed at 6:40pm.