

Plantation Oaks Residents PORA December 15, 2024 Quarterly Meeting

Meeting for Nominations:

Held at 2:30 PM before the regular scheduled meeting

OPEN to the floor for board member nominations

Maureen O'Hara Announced we have 4 applications for board positions. We are asking if anyone from the floor is interested in a board position, if so fill out an application. All applicants need to be in good standing with current membership dues. Stanley Niedzwieki nominated John Clabaugh and he submitted an application.

Meet the Candidates on Monday Jan 13th, (Monday) at 6:30 pm.

The Annual meeting is scheduled for Sunday January 19th at 7 PM to vote for the candidates.

Dues must be current and in by December 19th to cast a vote. One vote per household.

At 3:00 PM our regular scheduled Quarterly meeting was called to order by Maureen O'Hara Vice President. Twenty-Eight residents were in Attendance.

The Pledge of Allegiance was recited

Report of Officers:

Secretary: Phyllis Holdsworth

The minutes for our last Quarterly meeting were not read since they are posted on our PORA board and on our website. (OURPORA.ORG) A motion to accept last Quarter's minutes was made by Lenny Gucciardo and seconded by Cindy Bowen.

Treasurer: Janice Randolph: Report as of 11/29/24

Read by Lenny Gucciardo

Banking Summary for year to date shows income on \$25,106, Expenses of \$22,837. Income includes \$2,955 membership, \$21,385 social events, \$766 miscellaneous income. Total cashflow for this period \$2,269. Social events net income \$4,792. Florida sales tax \$1,641, Federal tax \$250. Liquid Assets from money market account \$8,422. CD \$25,685, checking account \$14,059.

Total Assets: \$48,166. Total Liabilities \$1,457. Total Equity \$46,709.

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Report of Committees:

AED committee (George Byrne) no report and not present

Block Captain Coordinator (Donna Copeland) no news to report

FMO (Dana Matlock & James Parsley) Report by Dana Matlock

Dana will step away from this committee due to time constraints, but will continue to serve in an advisory position at the request of the committee Chair.

Certification Training for HOA Board Members: FMO Education Committee will begin the 2025 training sessions over Zoom on January 16th at 10am: February 12th at 6pm.

Corporate Transparency Act (CTA): The CTA mandates the filing of a beneficial Ownership Interest report with the US Treasury's Financial Crimes and Enforcement Network. Homeowners Associations organized under Chapter 723 are considered reporting entities and officers and directors are considered individuals with control over the Reporting entities. Normally the deadline date would be by Jan 1, but Flagler County is among the counties declared disaster areas and received a 6-month extension due to hurricanes Milton and Helene. The reporting requirement of entities file a Beneficial Ownership Information Report (BOIR) under the Corporate Transparency Act (CTA) and the ability of the Financial Crimes and Enforcement Network (FinCEN) to enforce the reporting requirement is currently suspended nationwide following a preliminary injunction issued on December 3, 2024.

Legislative: The 2025 Legislative Session begins Tuesday, March 4th. Currently there are no bills that FMO will put forward for this session. A close eye will be kept for anything that could weaken the law that offers protection for us that own our homes placed on rented land. Chapter 723.

Current Plantation Oaks Membership: As of December 2, 2024 we have 95 active members, 4 members in grace period and 8 members have lapsed. Contact Dana Matlock for your current status.

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Monthly Coffee (Betty Shaver) Held the Second Tuesday of each month except June, June and August

Nov 12 Seniors vs Crime
Dec 10 Urology Specialist
Jan 14 TBD
Feb 11 Meet and Greet
March 11 FCSO Mike Lutz

Social Committee (John Clabaugh & Christine Davis)

Dec. 31st New Years Celebration 8pm to midnight Tickets \$30.00
Prize giveaway every hour (Sponsored by Murex) Music by DJ Pyramid
Catering by Charcuterie Dreams BYOB
Cooks team for 2025 will consist of: John Clabaugh, Frank Amaturro, Frank Carl, Bob Gucciardo, Wendy Wile, Stan Niedzwieki and Bob Batalille.
Lenny is stepping down and was thanked for his service.
Monthly meals will continue as follows: Brunch: the 1st Saturday of the month from 10am-11am and Dinners: the 3rd Friday of the month at 5pm.
John Clabaugh and Christine Davis have completed their leadership role of Social Committee Chair and as of January 1, 2025 Terry Johnson and Cyndi Easter will be the New social Director and Co-Chair.

Terry Johnson mentioned a January 8th Blue Springs outing open to all residents. She then reported on social events for 2025

January 18th Karaoke and Dance Price \$6.00 for PORA member and \$8.00 for non-PORA member. Snacks and ice tea will be provided. Ticket sales Jan. 6th 12-1pm, Jan. 8th 10-11am and Jan 9th 6-7pm
February 1st Chili Cook-Off
March 8th Country Dance night Mo Hudson
April 13th Elvis Show
May 17th Casino Night
Phyllis Holdsworth made a motion to accept and approve the 2025 social events and Lenny Gucciardo second the motion

Statutory Committee (Donna Copeland)

The committee met with Murex Management on October 28th. Murex went over how they arrive at the numbers for rent increases and moved on to current issues.

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Storm: We presented Murex with all the documentation we had collected (48) from local residents flooding and personal damage to homes in the community. The storm water specialist was contacted prior to our meeting but was not able to come due to being backed up. They are still expected to come by when available.

Hot Tub: Investigating and monitoring to be continued

Lighting: Repaired on Shuffleboard courts

Pool Chairs: Strapping is in-house and workers will begin repair. Pool Volleyball net was requested for community events and is yet to be decided whether to go forward due to cost and because it will be custom made for our pool.

Bluetooth Speakers at the gathering place will be installed that can link to cell phone.

Budget for 2026 to include:

Permanent Kitchen in the Gathering Place

New Carpet in the clubhouse

Current sign at the gate will be refurbished and moved to the front of the clubhouse. No other signs will be allowed.

Corn Hole is expected to be completed in 2025

Dog park: Benches were removed due to safety reasons. Large dog park was damaged during the storm and will be repaired in the coming weeks.

Clubhouse: New Decorations need to be discussed and suggested.

Gym: New treadmill has been ordered

Committee Chair: Donna Copeland will not be returning to the Statutory Committee, George Niedhammer offered to continue on Statutory Committee as chair for 2025.

Web site (Jim Nichols)

Jim continues to monitor and update OURPORA.ORG web site. He mentioned usage and continues to keep our web site secure.

Welcome Committee (Marlene Anderson & Carm Gross)

Nominating (Lenny Gucciardo & Cindy Bowen)

Carm and Marlene continue to greet new homeowners and asked if anyone has not been met with to notify her or Marlene. No new residents were visited recently.

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New Business: Approval of the Budget by Board Members

The 2025 Budget was approved by the board. A motion was made by Lenny Gucciardo and seconded by Cindy Bowen.

Don Hamel and Don Klein would like to see more results from Murex regarding the drainage issues in Plantation Oaks. Each of these homeowners experienced severe damage which was extremely costly to them. Donna Copeland assured them she is working with Murex (Jackie the office manager) and a hurricane specialist and engineer will assess the current drainage situation. Both these homeowners would like PORA to use the PORA lawyer on retainer to advise us of any action needed to ensure Murex will remedy the drainage problem. John Clabaugh said the extensive building being done in Flagler which could be the cause of water buildup and no place for the water to drain. Maybe go to the town building department to complain.

Packets: Notices were posted and packets with the budget, membership list and applications for 2025 candidates will be emailed or hand delivered for those who do not have Email.

John Clabaugh made a motion to close the meeting and Phyllis Holdsworth second.

Dues: Dues are for the fiscal year Jan 1-December 31 transferrable to new homeowners if house is sold and dues is in good standing. New homeowner's dues are due the last day of the first full month after closing if previous owner was not a member or dues not paid. Can participate and vote in meetings. Renters do not get voting rights but can participate in activities. Can not take part in a meeting unless recognized by the presiding officer.

Note: Due to a conflict in interest: Members need to approve Gary Watkins and John Clabaugh for PORA board member in 2025.

NOTE ONLY: We will need 30% of members vote for business
20% for members are needed for a board member candidate

Respectfully Submitted
Phyllis Holdsworth

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Secretary