

PHILLIPS OAKS

HOMEOWNERS ASSOCIATION, INC.

Board Of Directors

Meeting Minutes

Orlando, FL

DATE: May 27, 2025

CALL TO ORDER/CERTIFY QUORUM

The meeting was called to order at 7:00 pm at the Dr. Phillips YMCA. Directors present: Karen Rugerio, P, Tom Lupo, VP, Varsha Shah, Treasurer, and Sue Robson, Secretary. Members present: Sandy O'Toole, Robert Carpenter, Sue Porro, Merlyn Brito, Ricardo Jackson, Felix Robinson, Absalon Martinez, Vimala Pinto.

MINUTES

Mr. Lupo moved to approve the minutes from the April meeting. This motion was seconded by Ms. Shah and subsequently approved by the Board.

OPEN FORUM

Ms. Robson reported that 4837 Quiet Oak Lane and 6725 Imperial Oak Lane still have their holiday lights up. Additionally, the tree stump at 6725 Imperial Oak Lane has not been cut flush with the ground. A second violation notice needs to be sent.

Ms. Robson asked why so many trees were being removed and if it would be possible to repair the brick privacy wall where there is a crack instead. Mr. Carpenter explained that the tree roots are causing the breaks in the wall. Once the trees are cut down, the roots will no longer pose a problem. He added that the two trees behind Rev. Jackson's house present a special challenge. Due to the location of the power lines, a crane cannot be used there. Duke Energy has agreed to trim back those two trees so they can be removed by the HOA. Ms. Rugerio must complete and return the form to Duke Energy for scheduling the work.

Mr. Lupo initiated a discussion concerning vehicles parked in front of sewer drains and directly across from homeowners' driveways. He noted that all Board members had received a video link reporting Channel 6 addressing the same concerns. In that video, police officials affirmed the validity of the issues Mr. Lupo raised.

Ms. Shah mentioned that a local code enforcement officer inspected the sewer drain in question and determined that parking in that location did not obstruct drainage. In response, Mr. Lupo cited the state ordinance that prohibits parking in front of both sewer drains and driveways.

Mr. Martinez voiced concerns about violation notices that had been issued and also raised a complaint about vehicles parked directly across from driveways. Ms. Rugerio acknowledged the problem as ongoing but reminded the Board that the HOA's role is to resolve issues, not to mediate personal disputes between neighbors.

The Board agreed to conduct further research into the matter. Appropriate signage citing relevant laws will be installed where applicable.

MANAGEMENT REPORT

Mr. Dernaika was not at the meeting due to illness. Ms. Rugerio said she will obtain the report from him and make it available on the website.

ARCHITECTURAL REVIEW BOARD REPORT

Ms. Robson questioned whether a permit was obtained and displayed for the fence work being done at 6714 Imperial Oak Lane. A permit has been recorded by the HOA at this time. Mr. Lupo stated that the work has begun, but that the fence supplies were destroyed in the recent heavy rain and wind.

FINANCIAL REPORT

Mr. Carpenter asked about the status of delinquent dues and late payments. Ms. Rugerio reported that outstanding HOA dues have been coming in since Associa sent out their letters. Two properties that have not yet responded are being considered for liens against their property.

Ms. Robson asked who is responsible for paying any charges incurred by the liens. Ms. Rugerio said the homeowner is responsible for paying all charges involved in the lien, including 18% interest in the fees involved.

OLD BUSINESS

Eleven trees on Oak Promenade and on Hidden Beach Blvd. were removed on May 6 as scheduled, completing Phase 2 of the tree removal plan.

NEW BUSINESS

Phase 3 of the tree removal project is projected to be scheduled for July. Bids must be accepted and approved by the Board before final scheduling can be done. It will also depend on the scheduling of the work to be done by Duke Energy.

ADJOURNMENT

The meeting was adjourned at 8:04 p.m.
Respectfully submitted by the Secretary,



Sue Robson
Secretary

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