

# THE GAZETTE

## MAJESTIC OAKS HOMEOWNERS ASSOCIATION OF OCALA, INC.

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Shari Zabroski, President.....352-509-3026  
Herb Zabroski, Treasurer.....352-509-3026

Tom Steggall, Secretary.....417-543-2651  
John Bianculli, Director.....352-304-6512

### From The Board

Some of you already know me, but I'd like to introduce myself to all of my fellow homeowners of Majestic Oaks. My name is Shari Zabroski and I recently stepped up to fill a vacant position on the Board of Directors. On April 16, the existing members of the Board, held a Special Board of Directors Meeting at the flagpole area to fill the vacancy, in accordance with Article 3, Section 6 of the Bylaws. The Directors appointed me President.

As a homeowner here for 10 years, I've been active in the community, as one of the registrars at several of the recent annual meetings, the Gazette Editor for the past seven years, and took on a few other tasks besides assisting many of you when you call our home. Prior to these activities, I have had experience in commercial and residential real estate, as well as a property manager for a 416 unit, multi-building condo association. In this role, part of my duties included attending all board meetings and functioning as liaison between the board members and owners.

I look forward to meeting and assisting many more of our homeowners as well as working with fellow Board members and committees that are formed to help Majestic Oaks thrive as a beautiful and friendly community.

### Board and Annual Meetings

We have finally been able to secure dates for Board meetings at Crossroads Church, where we have held our Annual Meetings for the past several years. Our meetings will be on Mondays going forward, as this was the only day available. Our first meeting will be **May 3, 2021**, beginning precisely at 6 PM and ending no later than 7 PM.

The calendar on our official web site ([majesticoaksfl.com](http://majesticoaksfl.com)) will be updated within the next few days, adding upcoming Board meetings for June 7, September 13, and October 4. Our Annual Meeting is scheduled for Monday, November 15, in the event we are able to conduct an election.

And, because we are still following **CDC protocols for Covid-19, masks and social distancing are required at all meetings.**

### Tree Trimming and Plantings at Walls

Very soon, our landscaping contractor will be trimming trees, removing dead bushes and planting new flowers at the six walls of our entrances and on the center medians on 54th Ct. This will include removing portions of tree branches that are blocking lights from being visible along common areas.

### **Covenant Compliance Committee and Gazette**

We have attempted Covenant compliance several times, but previously this has been difficult. However, the Board is determined about bringing our community into compliance immediately. We need your help and a little of your time to succeed! This is a large community and volunteers to help will make the task quicker and can even foster more pride by more of the community. It is not a demanding endeavor, but with 4 or 5 volunteers, collectively, we can make a difference!

In the meantime, while driving through the community for the umpteenth time over the past several weeks, there are still a number of boats and trailers which have been illegally parked in driveways for longer than 3 days, vehicles illegally parked in the grass areas, and a trailer illegally parked in a ditch. Boats and trailers either need to be parked inside garages or taken to storage. Vehicles may not be parked in yards or other grass areas. Some yards we noted need to be mowed, mail boxes should be painted black, and roofs need to be cleaned.

We could also use at least 4 volunteers to help deliver the Gazette to homeowners' paper trays with extras placed in the Newsletter box at the Guardshack. This normally occurs within a week after Board meetings. Please call Shari Zabroski at 352-509-3026 (press 1 to connect) for details.

### **Majestic Oaks Official Web Site**

Based on comments that homeowners cannot contact the Board through the web site, Shari Zabroski checked the **Ask A Question** option on the home page again. Until this is fixed properly, contacting the Board via the web site, can be accomplished by clicking the **Contact tab** and using this form to submit your question or you are welcome to simply place a phone call to a Board member. This contact function does work as I have tested it.

### **Director's Listening Session**

Hi everyone! I hope everyone is staying safe and that those that want to get the COVID-19 vaccine are now able to do so. Earlier this month, Governor DeSantis opened the vaccine to everyone 18 years of age and older.

In an effort to improve communication, the Board has approved a Director's Listening Session. The purpose of the session will be to...well...listen to the residents, so please bring your comments and opinions.

The Listening Session will be Monday, April 26 at 6 PM at the Flagpole area on 54th Ct. and 82nd St. I will be the Director present and I have been asked to share the residents' comments with the full Board, which I will do.

I'm excited that things are beginning to open up for us to have regular Board meetings. And, we have received several great ideas on small projects, such as a special flag ceremony at our flag poles and possibly adding some plants after our landscaping contractor has completed planting at the walls.

Working for and with all of us,

John Bianculli, Homeowner and Director