

# THE GAZETTE

## MAJESTIC OAKS HOMEOWNERS ASSOCIATION OF OCALA, INC.

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Ocala, Florida, April 25, 2024

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### **New Business- Presented by board members.**

Gerry Couch –\_ACR's (Architectural/Landscaping Change Request)

#### **ACR's Approved**

Eight ARC's were approved in the past few months by the board; Exterior paint, new roof and fence.

Matt Sigman presented-

1. Retention pond signage is ongoing to collect quotes for the installation and purchase of the sign. The first quote was too high due to the number of signs needed for the area (4 x 15 ponds).
2. Ron Wells will be retiring from the accounting work here at the MOHA. Ron has been volunteering his services for 7 years and saved the HOA hundreds of thousands of dollars by the work he has provided for us. The board will continue to look for an Accounting Firm and/or Management Company to provide the service(s) that are needed to fill this role. Ron will work through October of 2024. His service was and is appreciated!

Presidents Report- Given by Gerry Couch.

#### **Landscaping Contract**

The board is currently accepting contracts for the Landscaping work at Majestic Oaks. The contract will be for 2 years commencing on June 1, 2024.

#### **Bushes on 60<sup>th</sup>**

Barkley Lawn Maintenance replaced all the bushes along the retention pond on 60th due to the irrigation system not working properly. Currently, the bushes are blooming and looking great. These are said to be a great "fence" once matured. An irrigation company, John Kelly Plumbing, a resident here in our HOA did a great job fixing the berm irrigation, and getting our irrigation repaired at all entrances and the Flagpole area.

#### **Stop signs and Street Signs**

We have many street and stop signs (14 or 15 in bad locations, not visible and all like 15 feet back up into homeowners' lawns. The board has an inexpensive remedy for this, and we are now getting quotes to relocate poles/signs, next to the street or combine the stop and street signs together next to street. The board previously approved to purchase the hardware to accomplish this upgrade.

#### **Short term Rentals in Neighborhood**

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The board discussed Air BNB's taking place in the neighborhood and this being a violation. A few that are known about have been warned and a violation will be sent to them for the next occurrence.

We are also looking at a letter to be given to all Homeowners about the rules on Rentals/Leases. First requirement is the owner must have lived in the house for one-year minimum. Second, requirement the requirement for any Rental/Lease must be a term of one year or over. Third, we expect that a copy of the completed lease, signed by the owner and lessee will be given to HOA prior to moving in.

### **New Board Member Voted In**

We said goodbye to Mark Deutsch who resigned and left the board. We appreciate his efforts over the last two years and wish him well. Dan Voyles introduced himself as the New Board Candidate to everyone, listing his experience during his working life (he will be posting a short introduction on the Website). We had board member vote, and he was unanimously elected to the one-year term on the Board. WELCOME DAN!

### **Future Spending for Management Company Vote**

The board put to vote, potentially spending up to \$2000 to Pay for mailings etc., to prepare and mail information to Membership to prepare for a future discussion and vote on a management company. The last vote was lost by 2 votes and with the retirement of Ron Wells our assistant treasurer (accountant) We cannot assume that we can go forward as we are. The other part of our duties that are requires the CONSISTENT enforcement of our Covenant. We continue to do a poor job at this because 600 houses cannot be done by one person. Please remember the goal here to Protect the home values of your / our houses. This discussion and voting will come in future months. The motion was made by Kim and seconded by Matt, approved unanimously.

### **Resident has Horse Statue in Yard**

You have seen many of these here in Ocala, they are very attractive, but our Covenant here does not allow it in the front yard. She was interested in knowing if we MHOA would be interested in having it on display here in HOA. The board discussed a possible relocation to the flagpole area and said we would be pleased to consider if the owner was interested in this option. Obviously, we must confirm here wishes and what the associated cost might be. The attending residents seemed very interested in pursuing it. We will talk with her and let you know, if you have opinions, please send them privately to me.

### **Tree Trimming Over Roads**

The board will request bids for trees that are below 16 feet over the road. We ask that residents who notice these to report to have these in the bid for trimming. 59<sup>th</sup> Ct and 80<sup>th</sup>, along with 87<sup>th</sup> PL. were mentioned.