

Overbrook Gardens Homeowners Association

Annual Members Meeting

February 26, 2019

Meeting Place: New Hope Baptist Church - Time: 7:00 PM

Attendance: Maria Hallabrin, Sandi Fedder, Bev Williams, Marty Wheeler, Kathy Perlee, Maxine Byrnes and Bonnie Swanson.

Glenn Murphy and Bob Hensler were absent.

Chairman in Attendance: Dave Fedder, Bizit Stevens, Daryl Andringa, Cheryl Carey, Marv Kammer and Dave Ferguson

Candidates in Attendance: Gregg Alberini, John Conley and Bill Daubney
Joe Segilia could not attend.

President Maria Hallabrin started the meeting with The Pledge of Allegiance which was stated by all.

Ms. Cassie Nucifora, Sarasota County Code Enforcement Officer, was in attendance to speak about various code issues concerning Overbrook Gardens Development. She reviewed various code restrictions and allowable items.

She did take several questions.

Rental of rooms are legal with some restrictions depending on circumstances.

Vehicle restrictions were also reviewed.

She explained the process involved with problem properties.

She left literature to share.

Minutes: The Feb. 2018 minutes were read by Sandi Fedder. Maria asked for any additions or corrections. There were none. Dick Hooley made a motion to accept the minutes and seconded by Jim Smith. The minutes were accepted.

Treasurers Report: Kathy Perlee reported.

The balance of funds as of the end of 2018; income \$27,618.83, expenses were \$18,030.94 & Savings account \$13,715.78. Copies of the 2018 annual report and the 2019 budget are available on the web-site. The budget can be printed from the web-site. A motion was made to accept the report by Bob O'Brien. The motion was seconded by Bizit Stevens.

Introduction of candidates: Maria introduced the current candidates seeking Director Positions as Gregg Alberini, John Conley, Bill Daubney and Joe Segilia. Joe was not present but available for a position.

There were no nominations from the floor. Having none, Cheryl Carey asked to accept the nominations. The **Motion** was seconded by Maxine Byrnes.

Merrill Norton made a **Motion** to close the nominations. A second was provided by Nancy Casserly. Maria asked for a vote and all four nominees were accepted.

Committee Reports:

Maintenance: Dave Fedder reported.

The mangroves and palm trees were trimmed in January at a cost of \$3,560.00. In November of 2018, an auto crash occurred and damaged the South 776 Wall. A settlement check has been received and we are waiting for the wall company to schedule the repairs. The cost will be \$27,300.00 and should take 2-3 days once the job starts.

Also in November, we were called to resolve a dispute on the lot line of the Wesling and Fairview Circle properties. We had to remove a concrete pad, partial sea-wall and a pine tree that were located in the Sarasota County Drainage Easement between the two properties. The cost was \$1800.00.

The back-flow valve check at the entry wall area was done last year and will also be done again this year at a cost of \$65.00.

In December the Directors agreed to a contract with our mowing person, Steve Capo, and to add to the regular schedule, the trimming of the front entry area bushes, palms, and hedge-row.

Citizen's Patrol: Dave Ferguson reported. Dave stated that the Patrol has been very good. The Sheriff has favorable reports about Overbrook Gardens Community. Dave asked that owners take a look at their house numbers and make sure they are visible from the street.

Web Master: John Casserly reported as the new web-master. About 3 weeks ago, the web-site management was transferred from Jack Rienks to John. Some areas have been reviewed and updated as needed. Maria noted that if anyone sees an error, to please contact John to make corrections.

Welcome Committee: Bizit Stevens reported. Deliveries total 226 to date. Deliveries have been a problem because the owners are not always home at the time. A note is now left informing the owner of the delivery and a contact number is provided.

Distribution: Cheryl Cary will make deliveries for the remaining season but is stepping down as Chairman. Maria is seeking a new volunteer for the position.

Yard Sale: Daryl Andringa reported. This year's Feb. sale took in \$5080.00. Daryl thanked all his helpers/volunteers. Mary Conley was noted as special helper and Steve Schott for donating most of his parent's household items.

Social Committee: Maxine Byrnes reported. The next event will be our OGA Picnic March 23rd at the Lemon Bay Park. Helpers should contact her if they can volunteer. We can use helpers to get donations for door prizes. The 50/50 raffle is available tonight by seeing Dick and Peg Hooley. Refreshments will be available after the meeting.

Directory: Bonnie Swanson reported. Bonnie thanked Jack Rienks for his help with the directory. Volunteers have helped getting advertisers this year. We hope to have the directory ready in early March.

A question from the floor from Merrill Norton was about having the directory information available in the web-site.

There was some discussion about the privacy issues with doing this. If this was made available, it was stated that it should be available to paid members only. No further comments were made. No action at this time.

Code Compliance: No report.

Boat Ramp Security: No report.

Membership: Maria Hallabrin reported. As of tonight, we have 271 paid members. There are 53 paid patrons and 133 ramp keys passed out. Refinement of the key issue system was discussed with no solution noted. A question was asked by Dick Hooley as to how many homes were in OG? Maria replied about 539, she believes.

Old Business: Maria stated, discussions about the boat ramp are ongoing.

New Business: There was a question about a potential advertising in the community. Without a clubhouse for this type of thing, the web-site is the only place this could be done. But this is currently not available.

The "Next Door" web site may be a place for this.

The question was raised about sidewalks on Overbrook Road, with no resolution.

The next OGA Community meeting will be in November, 2019.

Attendance tonight is 58.

As outgoing Directors, Marty Wheeler and Sandi Fedder said their good-bys and Thank You.

The Directors agreed that the election of the four officer positions will take place at the next Board of Directors meeting on March 7, 2019.

This Board of Director's meeting will take place at Maria Hallabrin's house at 7PM.

Adjournment: Bev Rienks made a motion to adjourn. The motion was seconded by Joe Macklin.

Respectively submitted;

Sandi Fedder-Secretary