

SEVEN OAKS PROPERTY OWNERS' ASSOCIATION, INC

Minutes from the BOARD OF DIRECTORS MEETING

March 23rd, 2023

Seven Oaks Property Owner's Association, Inc., Club at Seven Oaks, Wesley Chapel, FL

Roll Call

Present:

President- Gary Lemberg
Vice President- Mark McBride
Treasurer- Jack Christensen
Secretary- Richard Fink
Director- Marie Joles
Director- Allen Luo
Director-Jon Tomsu

Representing Associa:

Amy Herrick, Community Association Manager

- I. Meeting and Call to Order at 6:31 PM. Quorum was met.**
- II. Adoption of Agenda: Marie Joles motioned to approve agenda, seconded by Richard Fink with all in favor, agenda was accepted.**
- III. Approval of January Meeting Minutes:**
 - Jon Tomsu motioned to approve the February meeting minutes with modifications. The motion was seconded by Richard Fink with all in favor.
- IV. Unfinished Business:**
 - The board did not approve the cracked concrete design driveway they approved as a pilot for one home. This home will have the driveway grandfathered.
- V. New Business:**
 - Mark McBride motioned to remove former member Paul Muccino as signer for Edward Jones Account and Add Gary Lemberg. Richard Fink seconded the motion with all in favor.
 - Jon Tomsu motioned to move 100k from operating to a new 12-month CD with Edward Jones. The motion was seconded by Richard Fink with all in favor.
 - Mark McBride motioned to approve fines as presented to go to the violations committee. The motion was seconded by Marie Joles with all in favor.
 - Mark McBride motioned to approve that the Design Review Committee encompass Jon Tomsu, Ted Rhodes, Allen Luo and Richard Buffinton. The motion was seconded by Jon Tomsu with all in favor.
 - Gary Lemberg Motioned to approve community funds to be used for the LLS Fundraiser not to exceed \$500.00. The motion was seconded by Jon Tomsu with all in favor.
 - Marie Joles motioned to approve color scheme to be added to the approved color palette as scheme 53. Jon Tomsu seconded the motion with all in favor.
 - Allen Luo motioned to change the design guideline verbiage to say 30 days for a response from 14. The motion was seconded by Richard Fink with Jon Tomsu opposed. The Motion Passed.

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Motion to Adjourn Meeting

By: Gary Lemberg 2nd: Jack Christensen Vote: All

Meeting Adjourned at: 8:33 pm

Approved by: _____ Date: _____

[Type here]

Seven Oaks HOA: Board Meeting Minutes