



Oviedo Forest Master Homeowners Association, Inc.
71 S. Central Ave.
Oviedo, FL 32765
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Minutes
Board Meeting
January 31, 2019

Call to Order: At 6:27pm

Attendance: The quorum was established as Ron, Gary, Chris, Ed, and Ramesh were present. Tammy S. represented Community Management Specialists, Inc.

Guest Speaker: Officer Tim & Officer Jessie spoke about home burglary preventions and passed out brochures to everyone.

Previous Meeting Minutes: Ron motioned to approve the previous minutes. Seconded by Ed voted and passed unanimously.

Financials:

As of 11/30/18, the Association had \$368,233.00.41 in Cash of which \$212,541.83 is comprised of Reserve funds. The month of November yielded \$8,484.44 in Income and \$11,552.27 in Expenses for a Net Loss of \$3,382.27. January through November has yielded \$95,872.96 in Income and \$95,850.56 in Expenses for a Net Income of \$22.40. Accounts Receivable as of November \$9,290.24. The collection report was discussed. Ron made a motion to approved reports as submitted and anything less than \$5.00 are to be waived. Second by Ramesh voted and passed unanimously.

Old Business Items:

- **Bench Bids:** This was tabled.
- **Camera:** The board discussed the location and service provided and should be up and running by February 2, 2019.

New Business Items:

- **ARB Committee Report:** Nothing was reported.
- **Legal Matter:** This was tabled.

CCR:

- The board reviewed to violation report and agreed to the move to the next step of the final notice on the following: COV11011, COV11109, COV11090, COV 11000.

Adjournment: Ed made a motion to adjourn the meeting at 8:04pm.

Open Floor: Items discussed included: painting curbs, lighting & pole at entrance, boat docks, mulching common areas.