

# THE GAZETTE

## MAJESTIC OAKS HOMEOWNERS ASSOCIATION OF OCALA, INC.

---

The official newsletter Vol. 23, No. 2, Whole number 177  
Ocala, Florida, July 14, 2021

---

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

First of all, it was great to see many homeowners at the Board Meeting on July 12, 2021 - each of us on the Board thank you for attending. Every homeowner's feedback and participation is important so we can collectively make our community a great place in which to live and play.

Although some of the comments from the April Director's Listening Session were going to be covered in the President's Report, it was announced that because of another very pressing topic that was equally important, several of the comments would be responded to in this Gazette.

- A member stated that some neighborhood kids are jumping on the electrical boxes by the flag pole, which is dangerous.

Answer: Yes this is dangerous, however, the Board members are not the Sheriff or SECO. If you know the kids' parents, you can notify them. If not, or if you need anonymity, call the Sheriff or SECO.

- A member stated that traffic speeds down the road in front of the flag pole.

Answer: Again, the Board cannot stop vehicles and write speeding tickets! People speed on nearly every road in this subdivision, no matter how many times we post about speed limits in the Gazette. There are speed limit signs posted, but it seems that some people are always in a hurry to go nowhere fast. There are also people who live in Bent Tree, who use our roads and speed through our subdivision. If you are in Sections 1, 2, and 3, call the Sheriff as those are County roads. In Section 4, the roads are private, so the Sheriff won't ticket speeders.

- Some members would like to know where to get a copy of the Covenants.

Answer: If only they were at the July meeting - we had a number of booklets to hand out to homeowners who needed them. But you can find them to download by going to [www.majesticoaksfl.com](http://www.majesticoaksfl.com) (our Official web site) and placing your cursor on the Information tab and choosing **Documents** from the drop down menu. That page will open so you can download the Declaration of Covenants as well as the Bylaws. While you are on the web site, you can choose other options just by pausing your mouse (cursor) over a tab and selecting what you want to see/read/download from the drop down menu.

- A member suggested revitalizing the welcoming committee.

Answer: Different Boards have tried to do that several times over the last number of years, and the volunteers decided they didn't want to do the job after all. It's not that difficult, so if you would like to volunteer, please give Shari Zabroski a call!

- A member stated that a new owner is required to own the house for a year before renting, and many are not doing that.

Answer: Declaration of Covenants - Page 2 - Section 1.7 - "No Dwelling shall be rented until one (1) year **after construction is completed**, and for a term of no less than one (1) year, without BOD approval."

- A member asked when the Covenants are going to be enforced like back in the day.

Answer: The 2 Board members who have been going out on a regular basis have made a pretty good dent in the number of violations. It's a sizeable job for only 2 people, and the task has to be done in a consistent manner. Different Boards have asked for volunteers for many years and nobody wanted to help, not even for an hour or so each month. It seems we may now have a few extra volunteers to help with the job, so we hope things may improve even more. We could use a few more...want to help? With a few more volunteers, it won't take a lot of time!

- A member stated that Covenant enforcement used to go a bit overboard.

Answer: What is overboard? Nobody wants to see boats, campers, motorhomes, and trailers (any type) sitting in driveways for more than the allowed **3 days in any 30-day period**. If a homeowner can't fit it in the garage, it needs to be stored off the premises. Also, trash cans need to be out of sight! And because we live in Florida, where it can rain at a moment's notice, plus the humidity and an abundance of sunshine, these factors contribute to the constant growth of our grass and weeds! Most would rather look at grass growing a couple more days than driving around seeing an unlimited number of boats, campers, motorhomes and trailers clogging driveways throughout the subdivision, sometimes weeks after they should be removed.

By the time a photograph of the overgrown grass and weeds together with the paper, ink and envelopes for a first class letter (52 cents) and the required Registered, Return Receipt letter (\$7.00), and gas to go to the Post Office only to find that 2 or 3 days later, the grass is cut...which violation do you think we'll wait a few days on? We're not ignoring grass and weeds, we're trying to be practical, even chatting with homeowners about potential violations when we see them outside on their property.

- A member stated that we need a functioning board, that meetings should not be held during business hours.

Answer: We hold our meetings in the evening, when the majority of homeowners are available. Because many places (Library, Sheriff's meeting room) are not allowing public meetings, the best option was Crossroads Church, where we have held our Annual Meeting for a number of years. As far as what this member means by "functioning board", we are doing our best and continue to be responsive.

Homeowners are welcome to attend our next meeting, September 13, 2021 at 6:00 PM at Crossroads Church, 8070 SW 60th Avenue, Ocala.

MAJESTIC OAKS HOMEOWNERS ASSOCIATION, OCALA, FL  
 FINANCIAL REPORT  
 5/1/21 through 7/11/21

Checkbook Balance brought forward	\$ 19,439.82
Income	
Assessments	\$ 1,716.00
Estoppels	\$ 2,400.00
Late Fees, Lien Releases, Prior Year collections	\$ 827.49
<b>Total Income</b>	<b>\$ 4,943.49</b>
Expenses	
Herb Zabroski- Certified postage violation notices	\$ (95.20)
SECO- April electric	\$ (955.55)
Herb Zabroski- Certified postage violation notices	\$ (29.65)
Herb Zabroski- Certified postage violation notices	\$ (21.00)
Blanchard, Merriam, Kirkland, Adel & Green- Legal	\$ (450.00)
Clerk of Court- lien release	\$ (10.00)
Marion County Utilities- April water	\$ (423.75)
Herb Zabroski- Certified postage violation notices	\$ (41.05)
Richard Barkley Lawn Care- April and May	\$ (3,900.00)
SECO- May electric	\$ (932.63)
Herb Zabroski- Certified postage violation notice	\$ (7.00)
Marion County Utilities- May water	\$ (491.07)
USPS- Certified postage for Intent to lien notices	\$ (70.00)
Richard Barkley Lawn Care- June	\$ (1,950.00)
Herb Zabroski- Certified postage violation notices	\$ (43.90)
<b>Total Expenses</b>	<b>\$ (9,420.80)</b>
<b>Remaining Balance in Checking Account</b>	<b>\$ 14,962.51</b>
<i>Money Market Account Balance 0.03%</i>	\$ 228,445.55
CD Balance Due (1/16/22) .40%	\$ 15,411.49
Total Interest Bearing Accounts	<b>\$ 243,857.04</b>
<b>Total All Accounts</b>	<b>\$ 258,819.55</b>
<b>Past Due Assessments including fees and interest</b>	
Multiple years- 11 properties with Liens	\$ 6,057.20
Past due for 2021 only - 12 properties intent to lien notices	\$ 1,910.71
	<b>\$ 7,967.91</b>