

THE GAZETTE
MAJESTIC OAKS HOMEOWNERS
ASSOCIATION OF OCALA, INC.

The official newsletter Vol. 24, No. 1, Whole number 179

Ocala, Florida, August 19, 2022

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| Gerry Couch, President.....267-566-6260 | Matthew Sigmon, Secretary.....803-972-1872 |
| Herb Zabroski, Treasurer.....352-509-3026 | Mark Deutsch, Director/ACR.....608-574-1693 |
| Freddy Pinera, Director/Asst. Treasurer.....407-988-7550 | |

From The President

As President, I am pleased to announce we now have a full operating Board, certified and in place! We also have our two committees in place with 6 new volunteers: Ann Ivone, Beth Fisher, James Scotto, Kim Bockenstedt, Lue Treblas and Carolyn Buchanan.

As the NEW President, I am really pleased with the responses I am getting from the community. No one appreciates getting a “violation notice”, but, having talked to many, I have found most residents reasonable and pleased that we are getting back on track to return our community to its best self! Also, I have had many positive comments from people who have appreciated getting a copy of the Declaration of Covenants in the mail recently and told me it helps to see the information to understand the big picture.

There have been over 114 violations and for the most part, a good response to make corrections has occurred. I really appreciate people’s responses and taking care of issues quickly. Even with ACRs, people are requesting to make changes and going through the process to do it right. We are trying to get them back to the property owners sooner now that we have more help. I have visited many properties to help and am pleased with the reception from property owners who want to make improvements and are willing to work with us to “get it right”!

Past President Shari Zabroski is now our administrator helping us with a lot of detail, as we are learning all the elements to meet all legal requirements!

Although we will continue working on the Covenant issues, I am mindful about other important issues on my agenda.

1. 80th Street and 54th Court entrance - I had a meeting with Mr. Barkley on site and we have discussed improvements to make it more attractive. Upgrades will begin next week.
2. 89th Street entrance – Many boxwood bushes are dying, and options are being considered that will make sense for the area. This will be done later this Fall.
3. We have also discussed the responsibility for mowing behind the flag poles, and I have contacted the water company about it.
4. The wood fence located at the 80th Street retention pond is being scheduled for repair.
5. The website update, which Shari Zabroski is working on, will have a modernized appearance, will be more user friendly and easier to manage for updates.

Our next Board meeting is August 22 at 6 PM, at the VFW and we will have two more meetings before the end of the year. I am scheduling them at 6 PM. I don’t have all the exact dates yet but will get that info out as soon as I confirm.

MAJESTIC OAKS HOMEOWNERS ASSOCIATION, OCALA, FL
 FINANCIAL REPORT
 5/25/22 through 7/5/22

| | | |
|--|-----------|-------------------|
| Checkbook Balance brought forward | \$ | 8,054.33 |
| Income | | |
| Assessments | \$ | 1,056.00 |
| Estoppels | \$ | 300.00 |
| Late Fees, Lien Releases, Prior Year collections | \$ | 498.23 |
| Total Income | \$ | 1,854.23 |
| Expenses | | |
| VFW Ocala- Donation for use of hall | \$ | (100.00) |
| Gerald Couch- Association dues | \$ | (39.00) |
| PNC- Bank service charges | \$ | (21.00) |
| Clerk of Court- Lien and releases | \$ | (60.00) |
| Herb Zabroski- Stamps and certified mailings for violations | \$ | (360.78) |
| SECO- May electricity | \$ | (996.00) |
| Richard Barkley Lawn Care- April and May | \$ | (3,900.00) |
| Herb Zabroski- Office supplies and certified mailings for violations | \$ | (345.16) |
| Marion County Utilities- May water | \$ | (434.87) |
| Herb Zabroski- Certified mailings for violations | \$ | (264.64) |
| USPS- Postage to mail 597 Covenants | \$ | (173.13) |
| PIP- Print 597 Covenants | \$ | (957.36) |
| USPS- Certified postage to mail Intent to Lien Notices | \$ | (81.18) |
| Herb Zabroski- Certified mailings for violations | \$ | (14.76) |
| Shari Zabroski- Administrator fee and gas | \$ | (625.80) |
| Ocoos- web consulting | \$ | (35.00) |
| VFW Ocala- Donation for use of hall | \$ | (100.00) |
| Herb Zabroski- Certified mailings for violations | \$ | (166.28) |
| Total Expenses | \$ | (8,674.96) |
| Transfer from (to) Money market | \$ | 5,000.00 |
| Remaining Balance in Checking Account | \$ | 6,233.60 |
| | | |
| <i>Money Market Account Balance 0.03%</i> | \$ | 154,496.80 |
| <i>CD Balance Due (7/28/23) 1.25%</i> | \$ | 50,000.00 |
| <i>CD Balance Due (7/14/23) 1.0%</i> | \$ | 70,000.00 |
| <i>CD Balance Due (10/16/22) 0.25%</i> | \$ | 15,458.11 |
| Total Interest Bearing Accounts | \$ | 289,954.91 |
| | | |
| Total All Accounts | \$ | 296,188.51 |
| | | |
| Past Due Assessments including fees and interest | | |
| 10 properties with liens owing more than one year | \$ | 4,848.09 |
| 11 properties owing only 2022 assessment | \$ | 1,779.91 |
| | \$ | 6,628.00 |