Oxford Square Condominium Association

600 Kenwick Circle, Casselberry, FL 32707

Board of Directors Meeting

May 9, 2023

M**embers Present:** Russell Hebert, President Michael Daniel, Director, via phone

 Jim Travis, V-Pres., Absent Ghorghe Daniel, Director, Absent

 Ada Hebert, Sec./Treas. Merav Daniel, Director, Absent

 Cathy MacDougall, Property Manager

**CALL TO ORDER: -** The meeting was called to order by Property Manager, Cathy MacDougall at 6:40 PM.

**PROOF OF NOTICE/QUORUM –** Yes

l. ORGANIZATION OF THE BOARD - A motion was made by Michael Daniel and seconded by Russell Hebert to keep the officer slate same as last year. Motion passed.

**2. Approval of minutes –** A motion was made by Russell Hebert and seconded by Michael Daniel to approve the minutes of January 25, 2023 meeting. Motion passed.

**3. Financial/Treasurer –** Property Manager advised the Board that the 2022 Audit indicates that reserves must be repaid $44,000 which was used to pay the insurance premium for the present year. See attached report.

**4. Collections –** Board discussed owners who were very delinquent with their HOA dues and advised property manager to send files to our attorney for collection. See attached report.

**5. Manager’s report –** Board decided to table bids for the pool deck painting. See attached report.

**6. Maintenance report –** See attached report.

**7. Violations –** Board decided to hold up on 30 day notice to terminate tenant leases due to big dogs. Owners/landlords should not renew lease of tenants with big dogs or tenants who consistently violate community rules and regulations. Discussed the possibility of forming a fining committee to help get rid of illegal large dogs on property and other violations.

**ADJOURNMENT –**

A motion was made by Russell Hebert to adjourn the meeting at 7:12 PM.

Respectfully submitted

Ada Hebert, Secretary