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# SEVEN OAKS PROPERTY OWNERS' ASSOCIATION, INC

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## Minutes from the BOARD OF DIRECTORS MEETING December 15<sup>th</sup>, 2022

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 6:34 PM. Quorum was met.
- II. Adoption of Agenda: Jack Christensen motioned to approve agenda, seconded by Richard Fink with all in favor, agenda was accepted.
- III. Approval of November Meeting Minutes:
  - Richard Fink motioned to approve the November meeting minutes. The motion was seconded by Allen Luo with all in favor.
- IV. New Business:
  - Jack Christensen motioned to approve the amendment of the by-laws to change the criteria to have the annual meeting in the third quarter to having it within 12 months. The motion was seconded by Marie Joles. Mark McBride was Opposed with the majority in favor.
  - The board was presented with the proposed 2023 meeting calendar.
  - Jon Tomsu motioned to approve the fines as submitted. The motion was seconded by Allen Luo with all in favor.
- V. Old Business:
  - Jon Tomsu motioned to approve the "cracked stone" driveway for the submitted address as a pilot only. The board/committee will decide once its complete if it should go into the design guidelines. The motion was seconded by Gary Lemberg with Mark McBride opposed. The majority was in favor.
- VI. Discussions:
  - The board discussed the verbiage/specs for awnings. Jon Tomsu and Amy will research.

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BOARD OF DIRECTORS MEETING  
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Motion to Adjourn Meeting

By: Allen Luo 2<sup>nd</sup>: Jon Tomsu Vote: All

Meeting Adjourned at: 8:50 pm

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

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Seven Oaks HOA: Board Meeting Minutes