

The Oaks of Seminole Condominium Association, Inc.
Board of Directors Meeting

Meeting Minutes

Call to Order

The meeting was called to order on **Friday, 22 May 2026** at Kenneth City Community Center, 4600 58th Street North, Kenneth City, Florida 33709 at 9:00 am.

Roll Call

Evelyn Leonard, President
Donna Herter, Vice President
Patricia Weeks, LCAM

Nona Boyes, Treasurer
Susan Parrish, Secretary

Proof of Notice

Notice was posted on the Association's Website on **Wednesday, 20 May 2026** and posted on the community bulletin board on **Wednesday, 20 May 2026** at 8:30 am.

Approval of Previous Meeting Minutes

Evelyn Leonard made a motion to accept the minutes of the last two meeting held back-to-back on **28 January 2026 (BOD Meeting and BOD Organizational Meeting)**; **Nona Boyes** second the motion. All voted in favor and the minutes were entered into the record.

Officer, Manager & Committee Reports

Treasurer, Nona Boyes

Read aloud the balances in the Associations bank accounts.

Manager, Patricia Weeks

All building sanitary sewer lines have been cleaned.

Underground rain downspout leaders are being flushed of debris.

The pool filter cartridge is no longer working properly and is in need of replacement. Evelyn Leonard made a motion to replace the filter cartridge; Nona Boyes second the motion, and all voted in favor.

Some Members are leaving their maintenance checks at the office past the 5th of the month deadline creating unnecessary work for management. The privilege of making payments onsite will be withdrawn should the practice continue.

Several written complaints were received about blocked perforations in the soffit. The soffits have been painted repeatedly over the years. Various Members submitted their concerns about mold developing in the attic and the lifespan of the roofs being compromised. Since the original soffits are now 40 years old, at the end of their useful life (20-30 years), and in very poor condition (warped, twisted, and misshaped) replacement of the soffit and fascia is highly recommended.

Old Business

None

New Business

Replacement of Soffit and Fascia - After discussion on the condition of the existing soffit and fascia, **Evelyn Leonard** made the motion to replace both and assess owners to cover the cost, if necessary. **Nona Boyes** second the motion, all voted in favor.

Tree Removal - Tabled

Property Insurance - Tabled

Cable TV / Internet Options - Tabled

Member Comments

Various Members shouted out-of-turn, interrupting the delivery of reports, and disrupting the entire Board of Director's Meeting. The Board of Directors were unable to regain control of the meeting due to the ruckus. The Manager was unable to complete her report and immediately left the venue.

Adjournment

The Board of Director's Meeting ended at **9:16 am**.

Respectfully Submitted,
Evelyn Leonard, President