

KINGSLAND OCALA WATERWAY OWNERS ASSOCIATION, INC.

7500 SW 61ST AVENUE, SUITE 600
OCALA, FL 34476
Phone 352-237-4435 & Fax 352-237-7464
Email: kowoaoffice@gmail.com

BOARD OF DIRECTORS MEETING

July 13, 2021 5:30pm

Family Life Church 4325 SW 95th Street Ocala, FL

1. CALL TO ORDER: The meeting was called to order by Oscar Diaz, President at 5:41pm
2. DIRECTORS ROLL CALL: Oscar Diaz, President; Michael Griffin, Treasure; William Larsen; Onel Nunez. Absent: Joe Legere, Vice President.
3. ADMINISTRATIVE ANNOUNCEMENTS:
 - A. Oscar welcomed our new board members William Larsen and Michael Griffin.
 - B. Two sign in books are in the back. One is a general sign in for the meeting the other is a sign in book for individuals who would like to interact with the board. Each person will have three minutes. This is to allow each person who would like to speak a chance and allow everyone to hear the conversation.
4. Oscar explained the easels in the lobby. One has the proposed changes for the Rules and Regulations. The highlighted areas will be updated with the county after board approval. The other easel shows the types of violations the community has and the fire and burn information from Marion County and Florida State. He also explained that we hired a new accounting firm.
5. NEW BUSINESS: Oscar introduced the guest speakers for the evening. The representative from the county was supposed to attend to discuss the 49th Ave expansion. The 49th Expansion will be discussed at a Marion County meeting located at Liberty Middle School on 7/28/2021 at 5:30pm. That information will be put on our website.
 - A. Update on Waste Pro Trash – Oscar introduced Jennifer McGuire from Waste Pro. She made a community wide proposal that included providing each house hold with trash cans and an 18 gallon recycle bin. There will be bulk pick up once a month excluding electronics and no more than 50 to 100 lbs. The cost to the homeowner would be \$10.60 per month. This is a 5 year contract with no increases for the first two years and no more than a 5% increase each year after that. There was a lot of conversation about this. Some homeowners thought this was a great proposal and others expressed concern about the change. Oscar will get two more quotes and let the community know what they are. There must be a 70% positive vote for any vendor we choose. (More in-depth conversation is on the external hard drive).
 - B. Jody Kirkman, Director of Marion Utilities spoke about the precautionary boil water requirements which started last evening at 6:00pm. Lighting strike hit a well and this is a precautionary measure to ensure the safety of the water supply for the community. Since the purchase of the private company, Marion Utilities has a lot more resources and states that their rates are less than the private company. The first bill will be sent out in August and there is no planned rate increase for the next budget cycle. The rates are based on a tiered system so as long as the water doesn't go about 15 thousand gallons, we should not see an increase. (More in-depth conversation is on the hard drive).
 - C. Pete Hodges explained that there were two budgets for community improvements. (All in-depth conversation is on the external hard drive for the meeting).
 - D. Oscar stated that there will be a name change from Ocala Waterway Estates to Sun Valley at the same time the Rules and Regulations are made.
6. A person by the name Joe Hanratty wrote in the speaker book. He was discussing the 49th expansion with homeowners and he presented himself as an "expert" on the 49th expansion. We found out after the meeting that he was an attorney coming to the meeting to drum up business. He misrepresented himself as a county employee.
7. There were 28 community members at the meeting, 2 guest speakers, and 4 board members.
8. Meeting was adjourned at 8:30pm by Oscar Diaz, President. All board members were in favor.

