

# ***Kingsland Ocala Waterway Owners Association***

***A Non-Profit Florida Corporation***

7500 SW 61st Avenue, Suite 600 Ocala, FL 34476  
phone: 352.237.4435 • fax: 352.237.7464 • email: kowoaoffice@gmail.com

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View Homeowners' Association Rules at [www.kowoa.com](http://www.kowoa.com)

Annual Meeting Minutes  
11/16/2020

Family Life Church  
4325 SW 95<sup>th</sup> Street  
Ocala, FL 34476

Meeting Called to Order at 6:30pm  
Adjourned at 8:30pm

Director Roll Call: Oscar Diaz, President; Joe Legere, Vice President and Sargent at Arms; Onel Nunez, Director at Large. Absent: Jose Moreno, Attorney; Pete Hodges Marion County.

Identification of Exist and Restrooms

Oscar updated the status of the board and office staff. He asked for volunteers and possible board members.

He reviewed the previous meeting and explained that we were supposed have an annual meeting in March but due to Covid that was cancelled. He explained that we discussed street lightning and the cable company issues as requested by a few homeowners. He stated that the cable companies wanted the HOA to cover the infrastructure and the billing and that it is not feasible at this time.

Guest Speakers:

1. Tracy Straub, Marion County Engineer: She stated that we were a very organized community compared to others in Marion County and encouraged everyone to get involved with the HOA. She gave out the Marion County Calendars. She discussed water quality and explained the aquifers. She described what her office is responsible for, and explained that we as a community are responsible for. She discussed lighting and that we must pay for that also. Marion County mows the right always, once a month if we want more we have to pay for that. The county office fixes potholes if it is in the right of way. She gave out their email address and said if you can't call or email them, call the HOA and the office will call her. She explained our residents voted in sales tax for the next 4 years and that money goes for new roads and to repair existing roads. She described the 49<sup>th</sup> Ave. Road expansion, It will go from Marion Oaks to behind Dillard's. She gave out handouts of the new expansion, those will be put on the HOA website. The homeowners who live along 49<sup>th</sup> will be contacted by the engineer's office if their house will be affected by this build. The plan is to put in a four lane road, a green medium with walking and bicycle lanes. The

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county will purchase these homes at fair market value. A public meeting will be held as they move forward. Keeping everyone informed, she stated there are discussions between Marion Utilities and Marion County possibly merging. She did not know the details but encouraged owners to call if they had questions.

2. Vanessa King, HOA Accountant: Vanessa introduced herself and stated that she will read the financial statement into the minutes. She explained our assets and our accumulated depreciation. No long term liabilities. There was a question by a homeowner asking why the end of the year was not completed yet and Vanessa explained that this particular meeting with the home owners should have happened in March but due to Covid that did not take place. The financial statements for the year end 2020 are in process and will be ready for the next annual meeting. She stated that the tax returns and other financials will be reviewed by the board and approved typically in December and reviewed by Vanessa. Other questions were not audible from the audience but Vanessa stated she is not an attorney and cannot answer legal questions. She did explain that the balance sheets are a snap shot of that particular day. She explained that some of the debt is from unpaid dues, interest on those unpaid dues, balances that go from year to year, and unpaid estoppels.
3. Joe Legere, Vice President: There was a question asking if the HOA could legally collect dues. Joe explained that the board prior to this one and a few people in particular signed something they should not have without board approval and engaged with an attorney from South Florida. The person who filed the law suit won and this has been a closed issue for many years. We discussed the issue with the attorney who originally drew up our Covenants and Restrictions and his assessment is that we are a viable HOA and we can and will collect dues, January 2021, Invoices will go out soon. There was a question about the Gilligan law suit and Joe stated that has been settled and is over. A homeowner asked for a case number and Joe explained there is no case number because this case was closed. There was a discussion about information on Nextdoor and Joe explained there are a few people who are not in favor of the HOA on that website and KOWOA does not subscribe to that. Joe explained what the Gilligan lawsuit was about and that it was one woman who brought up a paving issue and she won. This is no longer on the books. There was another concern about people not taking care of their homes and what is the HOA doing to correct that. Joe and Oscar explained that each homeowner has the right to take a picture and send it to the office and we will contact the homeowner. They also explained that we get many complaints but people do not want to give us their address, name, or address of where the issue is because they are afraid of repercussions from the other homeowner. (There was a lot of people speaking at one time and the recording was not audible). Joe encouraged everyone to volunteer if they would like.

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4. Oscar stated that in the beginning of the year, when this board was new, they were dealing with the declaratory statement issue and decided to make all dues voluntary, and stopped the violation program temporarily. Now that we have a definite answer about all of this from legal counsel, we are making the dues for 2021 mandatory and starting the violation program. He stated that he has personally gone to properties, specifically one who did a Four H project and had a farm animal. The county states that our rules and regulations supersede the Four H project. They explained that they are trying to get things back on track in the community but due to Covid we could not have a meeting and we are behind schedule. The board wants to revamp the rules and regulations and will bring it to the community to vote. Someone had an issue about the website and Oscar stated that it has been redone to be esthetically pleasing and professional. One of the homeowners, who was previously on the board stated she understands the frustration of the board members. She stated that there are people who are willing to complain but not help the association. Oscar stated that we use our website to disseminate information but we will not be using the Nextdoor website because it is not our forum. If you have a question or concern please call or use our website. (Another homeowner was speaking but the question and comment was inaudible.

There was a question about a fencing. Oscar asked if the fence was approved by the HOA and if the plans were submitted four years ago and they were not. Joe encouraged everyone to use our website for such things and submit fencing and building plans..

There was an issue about dogs being in the hot sun. Joy explained that she contacted animal control for them to look at the situation. The homeowner stated the dogs were moved from the side yard to the back in the direct sun. Joy will call animal control again.

Inaudible discussion about fence building and permits. Oscar stated that when he does the reviews on fences he has personally delivered them to the homeowner. Joe stated to use the website to request a fence review.

Oscar stated that our rules and regulations state where you can put a fence. These are on the HOA website.

Other discussions from the audience to the board took place but they were inaudible, multiple people speaking at one time.

Oscar asked if there were any further questions, meeting was adjourned at 8:30pm.

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