



OX BOTTOM MANOR

Community Association, Inc.

www.oxbottommanor.com

MINUTES OF THE ANNUAL MEETING FEBRUARY 8, 2005

- Meeting held at Hawks Rise Elementary School. Refreshments provided by the Board of Directors.
- Present at the meeting were:
Board members- Robert Hicks, Steve Spook, Marilyn Hockmuth, Sharon Elsberry and Frank McClean.
Association Contractors- Mark Jones of Betts, Rogers, Schenck & Jones, CPA; Chris Lyon of Lewis, Longman & Walker Law Firm; John Gaines of Gaines Maintenance Service; and Marie Eddy of Homeowners Association Management.
- Mark Jones summarized the 2004 year end financial report and 2005 proposed budget.
- Chris Lyon gave a brief summary of the legal issues pertaining to the association the last few months. A few covenant violation letters were mailed and most have come into compliance. He has also been involved with the Deerwood Subdivision issues and discussions with the developer.
- Discussion regarding the Deerwood Subdivision Development included:
No further developments have occurred since the Deerwood letter from the board to the homeowners. The developer has not received final approval from the city yet but is expected to receive approval and begin road construction in March or April. Issues discussed with the developer include leaving a landscape buffer between the existing homes, enforcing construction traffic and the use of an alternative mailbox design.
- Election:
Fifty one properties were represented in person or by absentee ballot which did not establish a quorum of eligible members. Without a quorum the current board of directors continues as the board and no election takes place.
- Homeowners were requested to volunteer for the committees and to be involved in the decision making for the neighborhood.

Meeting adjourned at 7:30 p.m.

Minutes are subject to board approval.

2005 PROPOSED BUDGET

Ox Bottom Manor Association

| REVENUES | <u>ANNUAL BUDGET</u> |
|--------------------------------------|-----------------------------|
| DUES | \$79,375.00 |
| INTEREST | - |
| MAILBOX REPLACEMENT | - |
| TOTAL REVENUES | <u>79,375.00</u> |
| | |
| EXPENSES | |
| COMMON AREAS | |
| LAWN MAINTENANCE | 13,200.00 |
| IRRIGATION | 1,000.00 |
| FERTILIZER | 500.00 |
| REPAIRS AND MAINTENANCE | 1,500.00 |
| STORAGE | 536.00 |
| MAIL BOXES | 750.00 |
| LIGHTING | 500.00 |
| SIGNS | 200.00 |
| UTILITIES | <u>3,500.00</u> |
| TOTAL COMMON AREA EXPENSE | <u>21,686.00</u> |
| | |
| ADMINISTRATIVE | |
| ASSOCIATION MANAGEMENT | 21,120.00 |
| ACCOUNTING FEES | 3,000.00 |
| BANK FEES | 25.00 |
| CORPORATE FEES | 61.25 |
| INSURANCE | 3,200.00 |
| LEGAL FEES | 5,000.00 |
| MEETING EXPENSE | 1,000.00 |
| MISCELLANEOUS | 1,000.00 |
| POSTAGE | 280.75 |
| OFFICE EXPENSES | 1,000.00 |
| TELEPHONE | 750.00 |
| INCOME TAX EXPENSE | <u>202.00</u> |
| TOTAL ADMINISTRATIVE EXPENSES | <u>36,639.00</u> |
| | |
| COMMITTEE EXPENSES | |
| CAPITAL IMPROVEMENTS | 12,000.00 |
| FALL PICNIC EXPENSE | 5,500.00 |
| HOLIDAY DECORATIONS | 1,000.00 |
| NEWSLETTERS | 1,000.00 |
| ARCHITECTURAL CONTROL | 800.00 |
| COMMUNITY PARK | 500.00 |
| WELCOMING COMMITTEE | <u>250.00</u> |
| TOTAL COMMITTEE EXPENSES | <u>21,050.00</u> |
| | |
| TOTAL EXPENSES | <u>79,375.00</u> |

2005 Ox Bottom Manor BOARD OF DIRECTORS

| | |
|------------------|----------|
| Robert Hicks | 668-9653 |
| Frank McClean | 894-9139 |
| Steve Spook | 894-9713 |
| Sharon Elsberry | 894-0506 |
| Marilyn Hochmuth | 893-1864 |

Architectural Control Committee (ACC):
Bryan Seaquist 562-9075

The Association Management office is located at
1580-2 Bannerman Road.

Ox Bottom Manor Mailing Address:
P. O. Box 15456, Tallahassee, FL 32317
Office Hours are Monday-Friday 9:00 a.m.-4:30 p.m.
Phone: 894-8899 • Fax: 894-0799
Website: www.oxbottommanor.com

Board meetings are held monthly on the second Tuesday
at 6:30 p.m. at the SummerBrooke Clubhouse. Please
watch for the meeting signs. Homeowners are welcome!

*Financial reports are available by
contacting the association office.*

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ANNOUNCEMENTS

Directories

The updated phone directories are available at the association office. Please call 894-8899 if you would like one mailed to you.

talgov.com . . .

City web-site for reporting city repairs and maintenance such as street lights needing repair, street signs down, sidewalks or road repairs, etc.
(Or call 891-4968)

Notice:

Classified Ads are complimentary and available to Ox Bottom Manor residents only. Classifieds are not available as business advertising. Ads must be renewed for each issue. Please call the association office if you would like to place your free classified ad at 894-8899. For business advertising please call Cassandra Wise at 933-0516.



Ox Bottom Manor Website

Check the community website at www.oxbottommanor.com for social event announcements, board meeting schedules, minutes, member contact information and more.

Covenant Reminders

All exterior improvements such as fencing, additions, pools, screened porches, etc., must have prior approval from the ACC before constructing. Please send your requests to the association office.

MAILBOXES

If you need to purchase just the brown metal box, they are available at Capital Cash & Carry, located on Railroad Avenue (224-2131), or you can order one from the association office for \$10.00 plus tax. If your mailbox or post needs a fresh coat of paint, Sears Barcelona Brown is the approved color. If your mailbox post needs to be replaced please call the association office to order a replacement. They are individually made and take a week or two to produce. In the event that your current mailbox is of a different design than the approved mailboxes, you must bring yours into compliance. Contact the association office at 894-8899 for more information.



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EVENTS

Ox Bottom Manor Community Spring Garage Sale
 Saturday, April 9th, 9:00 a.m.-2:00 p.m.
 (The Association will place an ad in the newspaper announcing the garage sale)

Monthly Women's Night Out

The first Tuesday of each month, beginning March 1st at 6:30 p.m. at Morelia Mexican Restaurant, Village Commons Shopping Center

Please contact Amanda Boor at 668-6686 for additional information.

PLAY GROUP

Anyone interested in having their children (ages 5 and under) participate in weekly/monthly playgroup, please call Amanda Boor at 668-6686.

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OX BOTTOM MANOR FALL PICNIC 2004

The Fall Picnic (western round-up) was held on October 23, 2004 and was a huge success. Coosh's served up great food, the kids enjoyed the pony rides, a visit from Smokey the Bear, and games with prizes.

Many thanks to our Door Prize sponsors:

- The Golf Club at SummerBrooke
- State Farm Insurance (Bill Reardon)
- Nesmith Nursery (Jerry Nesmith)
- Coosh's Bayou Rouge
- Frank McClean
- It's A Piece of Cake (Kathy Reardon)



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| | |
|------------------|----------------------------|
| Ash | 465 Meadow Ridge Drive |
| Avril | 522 Meadow Ridge Drive |
| Biegalski | 435 San Martin Drive |
| Bokhari | 5968 Ox Bottom Manor Drive |
| Cannon | 138 Cotillion Circle |
| Cefola | 131 Cotillion Circle |
| Colbert | 205 Hawk Meadow Drive |
| Doran | 461 Meadow Ridge Drive |
| Faircloth | 413 Meadow Ridge Drive |
| Fox | 142 Thistlewood Court |
| Hopkins | 315 Milestone Drive |
| Hunt | 473 Meadow Ridge Drive |
| Larkin | 6315 Mallard Trace Drive |
| Lee | 310 Meadow Ridge Drive |
| Niedzialek | 457 San Martin Court |
| O'Connell | 6335 Pickney Hill Road |
| Patel | 402 Meadow Ridge Drive |
| Pollan | 278 Thornberg Drive |
| Prescott | 6313 Pickney Hill Road |
| Riddle | 345 Meadow Ridge Drive |
| Rogachev | 6252 Whittondale Drive |
| Sandridge-Suarez | 397 Meadow Ridge Drive |
| Schmidt | 179 Cotillion Circle |
| Shoupe | 6316 Pickney Hill Road |
| Sibille | 6303 Mallard Trace Drive |
| Smith | 174 Cotillion Circle |

| | |
|---------|--------------------------|
| Stivers | 6386 Belgrand Drive |
| Thomson | 6388 Mallard Trace Drive |
| Transou | 523 Meadow Ridge Drive |
| Utech | 6394 Heritage Ridge Road |
| Vickers | 6224 Whittondale Drive |
| White | 317 Thornberg Drive |
| Zaidan | 187 Cotillion Circle |



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HELLO TO ALL OX BOTTOM RESIDENTS!

My name is Erik Janssens. I am the Membership Coordinator from The Golf Club @ SummerBrooke. With the new year starting, The Golf Club @ SummerBrooke wanted to update you on what has been happening at the club over the last 18 months. The club was bought back in July 2003 by Reagan Hobbs and Sam Funderburk. Since the purchase a lot of time, effort, and capital have been invested into the course. Over \$500,000 was put into course for renovations that included the rebuilding of some tee boxes and greens, the trimming back of trees and underbrush to allow for more air flow and sunlight, and the repaving of cart paths. The clubhouse and grill room have also had some new additions. The grill room is open for lunch every day of the week excluding Mondays and for dinner Thursday through Saturday from 6:30 to 8:30 pm.

Memberships have been on a rise since July 2003 and will continue to grow. Our continued goal is to become a private facility. The club offers many types of memberships including junior, individual, family, and corporate. The club is also considering the installation of a pool and would appreciate feedback from the Ox Bottom community. Please email any comments, questions, or concerns to Sam Funderburk at sam@summerbrookegolf.com with the subject titled "Pool at SummerBrooke." Our decision on constructing a pool will be based on the number of interested parties in both communities, with a certain level of commitment prior to construction.

The Golf Club @ SummerBrooke is an 18 hole semi-private course with a driving range and practice putting green. As mentioned above we have a clubhouse that includes a pro-shop and a grill room. The Golf Club @ SummerBrooke wants you to know our facilities are open to members as well as the public. Please feel free to come and see our new additions or even just come up for lunch, dinner, or a cocktail. If you have any questions, do not hesitate to call the club at 894-GOLF (4653). And if there are any questions regarding membership at our club, please call me at 284-4932 or stop by the club and ask our staff in the pro-shop to give you information on memberships.



COMMITTEE SIGN-UP

Committee volunteers are needed!

Please indicate which of the following committees you are interested in by checking the appropriate lines.

- Architectural Control
- Landscaping Improvements
- Quarterly Newsletter
- Annual Directory
- Fall Picnic
- Welcoming
- Park Committee
- Social Clubs

To volunteer for any of these committees please contact the association office:

P.O. Box 15456,
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Phone: 894-8899 Fax: 894-0799
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