

Oleander Pines Association, Inc.  
**Annual Membership Meeting Minutes**

January 13, 2025

**Board Member Attendance:** Joseph Veight, Anthony Pizzo, Judy Willard, Maryellen Castellano, Lisa Brazaitis

**Call to Order:** President Joseph Veight opened the meeting at the Port Saint Lucie Community Center at 6:08 PM. He announced that there were nineteen members in attendance and fifty proxies. This total of 69 established a quorum. He announced that there would be a reorganization board meeting on Wednesday at 11:00 at 6699 Dickinson.

Vice President Anthony Pizzo led the group in the Pledge of Allegiance.

**Treasurer's Report:** Treasurer Judy Willard presented the financial report. She reported that our HOA is strong and financially stable. She noted that the November meeting was the report on the year's financial activities, and that this meeting is the presentation of the 2024 year-end financial report.

She reported that assessment fees are coming in, and are due by January 20. Every street has better than 50% of fees paid, with Thoreau having 100% paid. She will follow up with unpaid homeowners individually.

She handed out a 2024 summary financial report and an accompanying narrative. The year-end balance is \$12,130, of which almost \$2,000 is early 2025 payments, \$1000 which will be transferred to the capital reserve fund, and the initial \$5,000 carried into 2024 from 2023. The remaining \$4,100 is due to actions taken to save expenses and also some expenditures that have been deferred to 2025.

The capital reserve fund balance is \$30,399 at year end and will be \$31,500 by the end of January.

**Common Grounds:** Joseph reported that an example of the cost savings is that when possible, board members volunteer and/or recruit volunteers to do things ourselves. We currently have a breakdown in the irrigation system that is estimated to cost \$2000 to repair. Anthony has volunteered to work on it, so costs would just be the materials needed.

Joseph mentioned that he continues to work with the county on HOA roadways and drainage. Canals have been cleaned. Trees have been trimmed. He thanked Anthony for his work on the committee, since he is the board liaison, the chair and the only member. He asked that people consider volunteering to help.

**Board Member Elections:** Joseph stated that since we have two Board of Elections workers present, we will move to the election agenda items. Judy moved and Anthony seconded to open nominations of candidates from the floor. Motion was approved 5-0.

Joseph asked if there were any nominations from the floor. He repeated the question. Hearing no responses, Maryellen moved and Anthony seconded a motion to close nominations. Approved 5-0. Joseph stated that there were three candidates for the three board positions available: Joseph Veight and Lisa Brazaitis who are currently on the board, and Pam Boyer, a new candidate. Pam is a Registered Nurse who moved to Florida in 2014 from Canada. Recently widowed, she has lived on Bronte since 2017.

Joseph stated that since there were three candidates for three positions, the three candidates would win by acclamation. There would be no need to cast ballots. He congratulated Lisa on her re-election and welcomed Pam as a new board member. Joseph thanked the two County Board of Elections staff members for their help.

**Home Sales:** Joseph stated that eight homes sold in 2024, compared to ten in 2023. Our average number of homes sold is 12 per year.

**Other Committees:** Joseph said that the new ACC chair is Tom Currie. If someone has a complaint, the official Complaint Form must be filed in order for the board to take action. Joseph asked HOA members to consider helping with a committee, such as the Helping Hands Committee, or the Decorations Committee.

**Florida Statute:** Joseph explained the bill that passed in 2024 and reviewed a few of its implications for our HOA, including board member-required continuing education, vehicles in driveways, and sheds/boats/RVs not visible from road or neighbor.

**Board Policies:** The HOA is governed by three documents: our articles of incorporation, by-laws, and statement of restrictions. These documents may be amended by the membership. In addition, the HOA follows policies that are developed, approved and amended by the Board of Directors. Joseph noted the current policies would be reviewed by the new board and shared with homeowners.

**Reminder:** Keep speed down! 20 mph! Keep lampposts on! It's our only source of light!

**Membership Input:** Maryellen moved and Lisa seconded a motion to open the meeting for membership input. Approved 5-0. Some discussion ensued. One member offered that, since we don't have enough volunteers, perhaps we should assess what the homeowners really want before we worry about trying to have committees to do it.

**Next Meeting:** the Board will hold a reorganization meeting on Wednesday, January 15, 2025 at 11:00 at 6699 Dickinson. Another meeting will be scheduled in February to plan for the year.

**Adjournment:** Lisa moved and Anthony seconded a motion to adjourn the meeting. The motion was passed 5-0. The meeting was adjourned at 7:21 pm.