

MARION OAKS CIVIC ASSOCIATION
294 MARION OAKS LANE
OCALA, FL 24473
Website: www.Moca1973.org

Gen: M.O. Membership Meeting

Date: June 10, 2025

Established a Quorum (56) members in Attendance plus 13 Guests

Call to Order: Florence Charbonneau, President at 7:10 PM

Prayer by Florence Charbonneau, followed by the Pledge of Allegiance

Florence stated that there were many items on the table for people to look at including a flyer of activities and a copy of last month's minutes for approval.

Florence recently attended a meeting at the main library and Miss Robin, our librarian in Marion Oaks, was in attendance. While touring the building they saw a paper cutter that Miss Robin was excited about and stated that she could really use one. Florence was proud to present Miss Robin the paper cutter from the Marion Oaks Civic Association for all the hard work that she does to support our community.

Guest Speakers: Marion County Commissioner, Kathy Bryant and County Engineer – Steven Cohoon

Kathy Bryant started her presentation by explaining that she is our elected commissioner for our District 2, which encompasses Marion Oaks, Ocala, Dunnellon and to the county line Rainbow Springs. She was born and raised in Marion County and was elected to the Board of County Commissioners in 2010.

Florida currently has 1,000 people a day moving into the state. Marion County has 150 new residents moving in daily.

Marion County is made up of 1 million acres of land made up of farmland, forest and urban areas. The two largest developments are Silver Spring Shores and Marion Oaks. In the NW farmland preservation area in which 2/3 of the land is protected. This protection consists of 3,300 farms, minerals and water.

We currently have EAR workshops that anyone can attend to learn more about community growth and development and the long-term blueprint for Marion County. For more information you can log onto marionfl.org/ear.

Impact fees for new homes will be paid. There are strict guidelines for the use of the impact fees which include: School board (reinstated last year), transportation board, and emergency services (reinstated last year).

Penny sales tax which gathered \$177 million which went to emergency services. The county was able to purchase the Lucas device for mechanical depression and the striker defibrillator. Both machines help with cardiac treatment on the way to the hospital.

There currently is a 20-year plan for infrastructure. It was stated that it currently costs 4.5 million to do a 2-lane road per mile. This includes costs for: design, right of way, and acquisition.

County Engineer – Steven Cohoon then made his presentation. He has been a resident of Marion County since 2018, originally from Alabama.

He stated that the County Engineer office is responsible for: Development Review which includes calculation of impact reports and fees, customer service, engineering, construction, storm water oversight and maintenance of 3,200 miles of roads. His office has a staff of 199 people with 110 employees that maintain the roadways by paving roads, trimming trees and mowing grass areas throughout Marion County.

The 20-year penny sales tax was voted on in November 2024 which will continue for 20 years. Not only does this tax help with emergency services as stated above but it also helps with animal services and various road projects throughout the county. Currently, there is a new animal shelter being built which the county is very excited about and there are several road projects in the works, which have already been approved.

It was stated that the cost of such road projects has increased drastically from pre-covid roadways cost approximately 2 million per mile to 4.2 million per mile. This includes the cost of property & labor.

There are currently several projects in the works across the county. Most notably in our area the Marion Oaks Manor extension, CR 484 widening, SW 49th Ave (north), SW 80th Ave and SW/NW 80th Ave.

Kathy Bryant stated that there is currently a study going on 475A where they are looking at possibly putting in a roundabout at SW 27th Ave and SW 66th St. Expansion of the ramps on 75 already have the plans approved and should be done before the end of the year. On SW 49th Ave to the Marion Oaks Manor all the property has been purchased for the two-lane road project through the greenway. It will be two years before construction will begin. The project from 49th Ave to CR 40 (north of SW 66th St) is currently under construction and there will be a signal put in at SW 42nd by the end of the year. Lastly, there is a project on SW 80th Ave to West Port High School.

She also stated that in June next year there should be some traffic signals coming to Marion Oaks Blvd.

At this time the floor was opened to questions for Kathy Bryant.

- 1) Could we get lines painted on some of the streets so that people stay in their lane when driving down the small roads within Marion Oaks? Kathy referred her the Roads Department at roads@marionfl.org or to call (352) 671-8686.
- 2) There are a lot of truckers in Marion County, does the county plan on providing parking for the truckers within the communities. Kathy stated that the county does not do parking areas and that would have to be done as a privately owned business.
- 3) Will the work on 484 be completed prior to the apartments being built by Burger King? She was not sure as she does not know the completion dates for either project.

Kathy provided her email information for those who would like questions answered. Her email is Kathy.Bryant@marionfl.org. She does respond to emails. She also asked Florence to send out information regarding EAR Workshops via email to the members of the association. Commission meetings are held the 1st and 3rd Tuesday each month and Zoning meetings are livestreamed Monday and Thursday.

Safety Report – Lt. Rosa

Deputies assigned to the Marion Oaks District for the month of May 2025, arrested 46 people for 23 felony charges, 23 misdemeanor charges, served 8 warrants, conducted 108 traffic stops, performed 50 sex offender checks, investigated 26 domestic violence cases, wrote 110 long form reports, 101 follow-up reports, dispatched to 1,268 calls for service and worked 1,364 combined man hours.

Parks and Rec Report – Dave Pierce

- Bingo Party June 27 in the Annex Bldg at 1pm
- Belly Dancing on Wednesdays at 10am
- The Marion Oaks Beautification Crew will holding its 3rd Annual Marion Oaks Community Trash Pickup on Saturday, June 28th at 8:00am.
- Tom from the maintenance crew will be having a Harry Potter themed dinner party on July 17th in the auditorium. Tickets will be \$20 per person.

Treasurer's Report: Florence Charbonneau

As of May 31, 2025:

MOCA: \$12,884.07

BINGO: \$7,238.76

Bingo Report: Florence Charbonneau for Linda Goles – Meeting was running late.

During the month of May there were (2) sessions

Total bingo deposits for the month:	\$1,035.75
Total concession deposits for the month:	\$ 285.25
Average attendance:	67

Deed Report – Carmen Reyes

Permits	Opened: 28	Closed: 12
Violations:	Opened: 18	Closed:
Pending Violations: 11	Sent to Code Enforcement:	

Estoppels: 52
Violation Letters to residents & owners: 19
Phone Calls received: 140

Member Report – Ray Charbonneau

Members Present: 56 New: 16 Renewals: 4 Guests: 13

President's Report: Florence Charbonneau

- June 28th will be the bulk garbage pickup behind the community center from 8-2pm. After the bulk pickup, MOCA is having a Meat Raffle in the auditorium. Doors will open at 2:00pm and the drawing will be at 3:00pm. This event is a raffle of packages of meat and other food items. Tickets will be sold for 1 ticket for \$2, 5 tickets for \$4 and 7 tickets for \$10, must be present to win. This is a fundraiser for special events.
- Aldi had their soft opening on June 4th. It was a huge success
- Advanced Auto will be having their Grand Opening on June 19th @ 10:30am.
- 50/50 ticket was drawn and Miss Virginia won \$43.

Florence stated that there are going to be several openings for board members coming up this year. We are currently looking for people to run for a board position. Potential candidates need to be a resident of Marion Oaks and member of the association for a year in order to be considered. Please let us know if you are interested in becoming a member of the board which is here for our community.

A motion was made by Doug Hart to accept May 2025 minutes as presented with a 2nd by Janice Brannen, unanimously approved.

Motion to adjourn the meeting at 9:10pm by Jacque Glaze, with a 2nd by Ellen Chestnut, unanimously approved. Refreshments were served after the meeting.