

MARION OAKS CIVIC ASSOCIATION

294 Marion Oaks Lane

Ocala FL 34473

Minutes of General Meeting

March 10, 2026

Call to Order:

The meeting was called to order by President Charbonneau at 7:04 PM.

Members Present:

Florence Charbonneau
Marcine Akeley
Lee Akeley
Jose Torres
Michael Center
Michael Miller
Peggy Jefferson
Michael Center
Stella Owens
Carmen Reyes
Nora Birch

President Charbonneau opened the meeting with a prayer and the Pledge of Allegiance. The attendees were invited to silently read the minutes from the February 10, 2026 meeting. The minutes were accepted.

Introduction of acting Recording Secretary:

President Florence Charbonneau introduced Robin Mundell. The President stated the position is a provisional position for a period of three (3) months to allow Ms. Mundell and the Board to determine if it is a good fit.

Report from Marion County Sheriff's Office:

Lieutenant Rosa reported deputies arrested 38 persons for 21 misdemeanor charges, 17 felony charges, 14 warrants, and 2 driving under the influence (DUI). They conducted 159 traffic stops, performed 46 sex-offender checks, investigated 15 domestic violence cases, wrote 119 reports, 85 follow-up reports, were dispatched to 993 calls for service and worked a combined 1,096 combined hours.

MSTU:

The full report is in the current issue of the Mirror.

Parks and Recreation:

David Pierce reported that with the hiring of Jamie Martinez, the department is now fully staffed. He announced there will be a luau on March 24, the MOCA Mystery dinner on March 27 and Easter celebrations on March 31.

Update on MOCA Activities:

President Charbonneau announced the Civic Association has its own QR code. She asked attendees to go to the code and complete the short survey. This is one way for the community to have input on how to expend available funds. She also stated that there is a YouTube podcast Viviendo en Ocala for people to watch. She also stated that information regarding scholarships available through the Association has been given to school counselors. The application form is available online. A total of three (3) scholarships is available to Marion Oaks high school seniors in the amount of \$1,000 each, and one scholarship is available to an adult who is continuing his/her education.

Guest Speaker – Carl Zalak, County Commissioner:

President Charbonneau introduced Carl Zalak, County Commissioner to give a report on the State of the County. He reported on road construction projects that will relieve some of the traffic on CR 200 and still allow residents to connect with various commercial and residential areas. Marion County has over 3,000 miles of roads, not counting the state and Federal roadways. Due to environmental reviews, designs, engineering, and contract letting, it takes years of planning to complete a project. He reminded people of the public hearing on March 31 to discuss the widening of CR484 from four lanes to six lanes from 475A to Marion Boulevard.

He discussed private property rights as it relates to sales of private property such as horse farms and commercial space. It is not up to the County Commissioners to pick winners and losers. As long as the proposed property use is in compliance with zoning regulations, Commissioners cannot deny the use.

The natural beauty of Marion County is a major asset to the County. There is a fine balance between urban growth and protecting rural areas. The county has over 1,000,000 acres. Nearly 200,000 acres in the northwest part of the county support rural and agriculture uses. There are 300,000 acres in the Ocala National Forest. State statute requires developers to pay impact fees, but those fees are not collected until the property is occupied. r

The County is preparing a Veterans Park. As a part of our nation's 250th celebration, there will be five (5) inductees into the Veterans' Hall of Fame. He said that Advent Health is sponsoring

four (4) coordinated fireworks events. Volunteers are needed. He asked that all residents fly their flags to show pride.

At the end of the presentation, President Charbonneau presented Mr. Zalak with a Welcome Packet that is given to new residents of Marion Oaks. Several residents had questions for Mr. Zalak regarding timing of traffic lights, need for an airport, need to do a moratorium on future growth until infrastructure can get caught up with current growth, the extension of Marion Oaks Manor, the construction of the new high school, and the County budget.

Treasurer's Report:

Nora Birch, Treasurer reported the MOCA account had a balance of \$7,163.86; the Bingo balance is \$9,016.99, and the Special Events account has a balance of \$1,932.25.

Bingo Report:

President Charbonneau reported the Association held two (2) games with an average attendance of 94.5 people.

Deed Restriction Report:

Ms. Reyes noted the following:

Permits: 30 open 17 closed
Violations: 19 opened 15 closed 20 pending
Code Enforcement: 15
Letters Sent: 32
Estoppels: 30
Phone Calls: 200

President Charbonneau noted that there are new land use codes that the County Commissioners will be voting on March 17th.

Membership:

The President reported membership is slowly growing in numbers, with 383 members.

Mr. Center reported Marion Oaks has approximately 14,400 homes and an estimated population of just under 20,000 as of 2022. Many people are not aware that with new construction, new homeowners have a low tax bill as they are paying taxes for an undeveloped lot. The following year, their tax bill jumps up significantly because of the construction of the new home.

Old Business:

Mystery Dinner: The dinner will be held on March 27. Doors will open at 5:30 PM and dinner will be served at 6 PM. The cost for the dinner is \$30 per person.

New Business:

Survey: President Charbonneau reminded attendees to complete the survey. A QR code will take respondents directly to the survey questions. The survey is very short. This is a great way for residents to let the Board know what projects are of importance.

Public Hearing – CR 484 Expansion: President Charbonneau reminded attendees the County is holding a public hearing on the proposed expansion of CR 484 from a total of four (4) lanes to a total of six (6) lanes from 475A to Marion Oakes Boulevard. The meeting will be held in the Auditorium on March 31, at 5:30 PM.

50/50 Drawing:

A total of \$119 was available in the 50/50 drawing. The winner took home \$59.

Adjournment:

There being no further business, President Charbonneau called for a motion to adjourn the meeting. The motion was made by Fred and seconded by Ellen. *Motion carried.* The meeting adjourned at 8:25 PM

Respectfully Submitted by:
Robin Mundell,
Acting Secretary, MOCA