

MARION OAKS CIVIC ASSOCIATION
294 MARION OAKS LANE
OCALA, FL 34473
Website: [Home \(moca1973.org\)](http://moca1973.org)

Gen. M.O. Membership Meeting

Date: May 14, 2024

Establish a Quorum (57) Members in Attendance plus 18 Guests,
Call to Order: Florence Charbonneau, President at 7:07 PM
Prayer by Florence Charbonneau, followed by the Pledge of Allegiance

Silent reading of minutes from last meeting and we will vote at end of the meeting.

Safety Reports:

MCSO - Lt Rosa 352-843-8769

Deputies assigned to the Marion Oaks District during month of April arrested 42 people, for 18 felony charges, 23 misdemeanor charges, served 21 warrants, conducted 160 traffic stops, 16 criminal traffic charges, conducted 77 sex offender checks, worked 23 domestic violence cases, wrote 139 long form reports, wrote 73 follow-up reports, dispatched 1,096 calls for service, and worked a total of 1,699.40-man hours for the month.

Lt Rosa stated that they have 10 officers that work an A & B shifts which has 2 officers in AM, 1 officer in afternoon and 2 officers in the evening.

MO Fire Station 24 – Lt. Benson

During the month of April, the station answered 309 calls of which 2/3 for medical reasons, 40 calls were for fire and the remainder calls were miscellaneous. They average 10 calls daily within Marion Oaks and remainder other locations including assisting Stations 32 and 16.

This month's theme is cleaning yards and homes. When they answer an emergency, they must think about hazards in yards. They might have to go around that house to find entrance and have yard debris which may hinder progress. This also applies inside a home if there is too much of a collection of furniture or house items that may block their progress within the home. They even have had incidents where their stretcher could not go through the home, and they had to find another way to transport a person to the stretcher.

Please deal with clutter, it can be hazardous to not only yourself but Fire Department crew.

Question: Regarding burning rules and is it allowed. Answer: NO We are under a no burn ban. He had a burn guideline, and you can look for a copy to be added to MOCA's website.

MOCA Scholarships: Linda Goles

Linda Goles and Stella Owens presented the following college scholarships:

The High School Scholarship of \$1,000 was awarded to Steven A. Johnson Jr who is dual enrolled at Dunnellon High School and the College of Central Florida in the Pharmacy school. Steven is very active and involved in his church and loves chemistry. This scholarship will be used toward his educational costs in pursuit of becoming a pharmacist.

This year we created the Rick Dennison Scholarship which is a new scholarship that is for an adult attending school to further their education. Our first winner of this scholarship was awarded to Jennifer Tidwell. She is a mother and works at Liberty Middle School as an ESE parapsychologist in classes with students that are in the spectrum and behavioral problems. She has received an associate degree in psychology and a bachelor's degree in criminal justice. She is currently working on her master's degree in forensic psychology. We are excited to help with her continued education by providing this \$1,000 scholarship.

Congratulations to both Steven and Jennifer!

Treasurer's Report: Linda Goles
as of April 30, 2024:

Balance:	MOCA:	\$7,624.67
	Bingo:	\$8,518.57

Linda advised that the audit has been completed by the committee and approved. She and the board would like to thank committee members Santos Pagan and Nora Burch for their time.

Bingo Report: Lynn Greene

Bingo's deposits (2) for month of April 2024:	\$1,399.75
Concession Stand deposits for month of March 2024:	\$349.75
Average Attendance ran:	80

Next bingo - Wednesday May 15th.

Deed Report: Carmen Reyes – Office Manager
During the month of April there were:

Permits	Opened: 33	Closed: 20
Violations:	Opened: 25	Closed: 21
Estoppels:	80	

Member Report: Mary Rose

April 9th meeting:

Number in attendance:	75
Number of new members:	10
Number of renewals:	1
Number of guests:	18

MOVE -- No Report

Community Trash Pick Up – Miguel Sanchez absent

Our next community trash pick-up is May 18th. We will meet at 8:00 am in front of the Community Center.

We will have our community bulk cleanup day on June 22nd from 8-2 here on the community center grounds. All trash companies as well as the county litter team with their crane will be participating, Waste Pro, Solid Waste, Waste Management and Florida Express. Load up your items and we will even empty your vehicle in the correct bins when you arrive. Make as many trips as you like.

Parks and Rec Report: Dave Pierce

Upcoming Luncheons:

June 4th – Community chicken Dinner - \$8 per person (limited seating)

June 11th – Father's Day Luncheon

Dave Menze will be retiring this Friday. Be sure to see him.

They are experiencing roofing issues in both Buildings A & B. Roofers will be coming in to advise when and what will be required.

Dog Park construction has started and will be completed in about 1 ½ months.

Let Dave know any suggestions you would like to see added.

MSTU – Henry Munoz - Absent

Presidents Report:

Thank you to all who attended the Wild West Mystery Dinner.

Thank you to Jim LaMonte the SECO Rep. He has been working with us on some possible upcoming projects.

Major thank you to Gonza Litter 500 crew who picked up over 100,000 lbs of trash in the Ocala Forest.

On April 12th a meeting was held in Sumpter County regarding a Solar Panel farm. This area of Sumpter County abuts Marion Oaks to the south and is currently a tree farm, Ventura Ranch. When the harvesting of 990 acres of trees is complete, the land itself has been sold to Duke Energy for a solar farm project. There already is an access road for Dukes power lines and they have included an additional 300ft buffer between the 2 counties and the Marion Oaks Development. Sumpter County has stated they will not have access to any roads in Marion Oaks, and there will be security fencing and only access will be from Sumpter. Unfortunately, this will affect wildlife and Marion Oaks residents may experience some heat from this.

Florence requested everyone to attend the Board of County Commissioners meeting on May 21st at 2:00. There will be 2 special use permits presented which will affect Marion Oaks which have been approved by the Planning and Zoning Department.

- 1) Property on SW 22nd Court which is landlocked piece of property that is 10 acres zoned for Agriculture. This property was sold to them and told they could drive their trucks through Marion Oaks. He has been in discussion with Code Enforcement and advised that he cannot keep debris on property and no burning. He is fully aware and has agreed. Our request will be a cement apron on his driveway and any road repairs he will reimburse MSTU.
- 2) A property owner on SW 133rd Lane Rd petitioned for special use to allow to park his tractor trailer in the community. This residence is on an ¼ acre and Planning & Zoning approved and will now go in front of County Commissioners. We need everyone to show and say "NO" as this is a deed restriction, and we need to protect our roads. If he gets approved there will be 300 more right behind him for this special permit. Florence received a letter from Deltona to act as their representative to deny this request.

Currently Marion Oaks home values have increased. The least expensive home to sell in our community was \$265,000 with the most expensive home selling around \$600,000.

We are looking into the ability and is being reviewed by attorneys to issue fines.

We are looking for volunteers if you are interested to please send an email to MOCADeed@gmail.com. We are looking for 2 board members and volunteers for various positions.

There is a rabies warning and there have been positive cases around 115th, 114th and 111th by the greenway in Units 7 & 10. Please be careful.

Please be sure to keep your dogs on a leash. This is for your protection, their protection, and the neighborhoods. We caution you to keep your eyes on your children and pets when outside.

We don't have better news regarding 484. 484 will be down to a single lane for widening of the road.

They will be building new homes and approximately 300 units on SW 57th.

There will be new construction SW 20th next to the Burger King and there is a proposal for the property between the Pilot and Burger King for building a drive-thru liquor and tobacco store.

Two big box stores have approached Florence. There are no definite proposals as yet but feels residents will be very happy.

Question: Completion date for I75 expansion. Answer: Still within 3-year plans and projected completion is end of 2025

Marcine Akeley advised that we are holding a Business Expo on June 29th from 9-2. We have 20 businesses that will attend. It will be held in the auditorium.

Motion to approve the minutes from April by Lee Welch, 2nd by Daniel Ward, unanimously approved.

A motion to adjourn the meeting at 8:15 by Lenny Dobrzyski, with a 2nd by Terry Falkner, unanimously approved. Meeting adjourned.