

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

Gen. M.O. Membership Meeting

Date: September 10, 2024

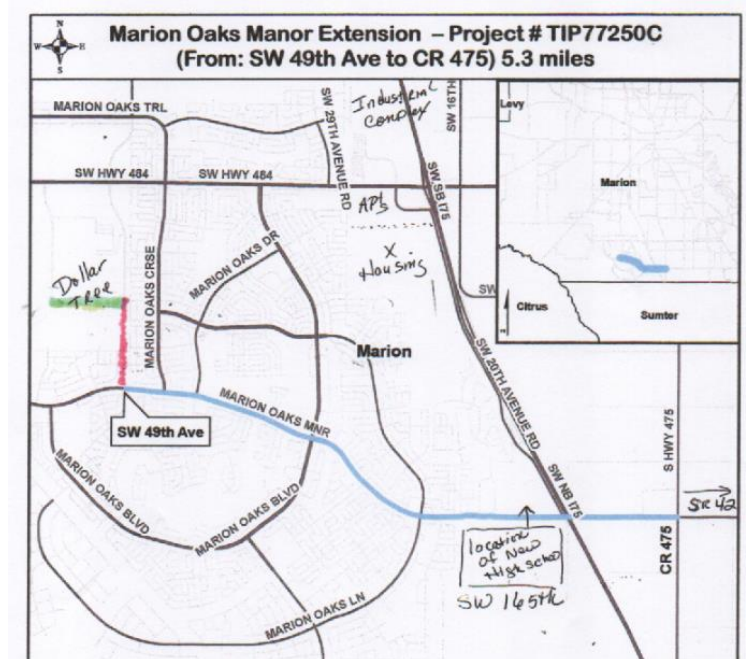
Establish a Quorum (45) Members in Attendance plus 6 Guests,
Call to Order: Florence Charbonneau, President at 7:02 PM
Prayer by Florence Charbonneau, followed by the Pledge of Allegiance

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

Presidents Report – Florence Charbonneau

During the month of September, we are looking for MOCA Board nominations. Nominees must be a resident of Marion Oaks for 1 year along with a member of MOCA for 1 year. If interested, please submit your name for consideration at the deed office. Voting will take place at the November community meeting. Only MOCA members will receive the 2025 ballot to vote.

Road Updates: From the Marion Oaks Manor Extension Map handout; the SW 57th and 49th Ct Rd connector (green line) will be a back road behind the warehouses to connect to 49th Ct Rd. Then 49th Ct Rd will continue all the way through and connect to Marion Oaks Manor (red line) and turn into a Y. Marion Oaks Manor will continue east (blue line) to the back gate of Summer Glen and the new high school will be across the road from the back gate. Marion Oaks Manor will then continue over I75 and connect to SR42 in Sumter County. There is no interchange to I75 planned at this time. The crossover bridge is planned to start in 2025-2026. The new high school is planned to open 2026-2027.



Travel advisory for North bound I75 ramp which will be closed for paving along with coming south off ramp onto 484. Both North and South bound rest areas will be closed.

- There are no permits other than to clear the land on 484 by O'Reilley's.
- Marco Homes property – Board of County Commissioners approved a revised amount of 300 homes at this time. Additional homes will be considered at a later date. Florence encouraged residents to contact County Commissioners to share your legitimate concerns regarding traffic concerns.
- Southern Industrial Park behind WAWA. A second building has been proposed,
- WAWA grand opening September 12th at 8:00 am.
- Food Truck park on 484 has submitted an application to expand by purchasing the land by Ocala Sun RV. If approved, they will be in area in front of the Ocala Sun. Going to Planning and Zoning for approval and deal to purchase the land is on hold conditional upon approval.
- There will be a School Board Rezoning meeting at Sunrise Elementary School on Thursday September 12th at 6 pm. On September 16th there will be a meeting at Hammock Bowman Elementary.
- It is expected that the new high school will break ground mid October.
- Growth Services will be having a meeting on September 12th at 2:00 to go over the results from our special meeting. Positive feedback was to save green spaces, parks, more walking trails and more business opportunities.
- On September 18th at 5:00 pm, Transit Planning will be meeting to discuss long range road studies in Marion Oaks and 484 and Sun Tran routes into Marion Oaks. Also looking at possible train services to Orlando and Tampa areas. Also looking at more Sr transport availability and better sidewalks are necessary and needed.
- Hurricane Francine is approaching with more rain. Drainage has been an issue in some areas. If you see an issue, please contact the Deed Office with location. Deed Office phone is 352-347-7297 or Mocadeed@gmail.com.
- Planned construction proposal has been submitted on 475A by General RV. Looking to develop 300 new homes.
- SW 103rd will be adding a small mall with a Sprouts store and apartments.
- The 3rd Dollar Tree warehouse will be starting. This will be the smallest of the 3 buildings.
- Across from Trinity High School they will be constructing a medical park with apartments and homes.
- We will be losing Winn Dixie after 25 plus years in our community. Last day is scheduled for November 4th. Aldi will be only using half the building and will be revamping the space. We would like to thank Ronnie and his staff for they have done for our community through the years. The other half of the space will be an opportunity for a new business in our community. We will be without a grocery store for 6-12 months.
- Marion Oaks Community Credit Union will be closing and that space will be available as well.
- Advanced Auto will be a new business opening on the Boulevard.
- New Dollar General Martket opening date is still unknown. They are currently looking to hire.

- Bear Awareness flyer from Fish and Wildlife given out. Residents need to bear proof their trash. Bird feeders are a bear attraction along with leaving trash cans out. Recommended to keep trash in garage and take out night before pick up.

Motion to approve the minutes from August was made by Lee Welch, 2nd by Ellen Chestnut, unanimously approved.

Safety Report – David Pierce for Lt. Rosa

Deputies assigned to the Marion Oaks District during month of August arrested 28 people, for 15 felony charges, 14 misdemeanor charges, served 16 warrants, conducted 145 traffic stops, 3 criminal traffic charges, conducted 52 sex offender checks, worked 16 domestic violence cases, wrote 92 reports, 53 follow up reports, dispatched 1,042 calls for service, and worked a total of 1,260-man hours for the month.

Safety Reports: MO Fire Station 24 – Lt. Benson Absent

Parks and Rec Report: Dave Pierce

Dave stated that the dog park has been well received. They even have ice cream socials for the dogs. Staff is even planning a Halloween costume party for the dogs.

Roof on A & B building update: They are still waiting for all the bids and it will be months before completed.

Great bus trip coming up on December 1st. They will be going to the Sunkicks Holiday Spectacular in Hudson. The cost is \$115 which includes round trip motorcoach transportation, staff guide, buffet lunch and the show. Interest parties can pay in full or make payments. No membership required.

First annual Hispanic Heritage is Saturday, September 28th from 11-3. Many activities, food and entertainment. Dave thanked the Civic Association for their entertainment donation.

Come by the Rec Center to check all the latest trips.

Guest Speakers: None

Treasurer's Report: Linda Goles

as of August 31, 2024:	Balance:	MOCA:	\$6,738.84
		Bingo:	\$8,428.90

Linda advised that we did have to fix the truck once again and the bill ran \$1,200. We have been advised that SECO has grants that they offer, and we will be looking into a possible grant for a new truck.

Scholarship: Linda Goles

Linda sent a letter to all the high school counselors regarding our scholarships for Marion Oaks students. She will be following up with each counselor. She also reminded everyone that we also over the Rick Dennison scholarship for adults and their continuing education.

MSTU – Henry Munoz -

They have a full crew now and are currently cutting grass. He stated that he will be asking MSTU to put a white line down the center of the Lane between the Boulevard and the Manor.

Bingo Report: Lynn Greene

Bingo's deposits (2) for month of August 2024: \$1,385.25

Concession Stand deposits for month of July 2024: \$251.75

Average Attendance ran: 77

Lynn announced next bingo is September 18th. She thanked everyone for their support.

Deed Report: Carmen Reyes – Office Manager - Absent

During the month of July there were:

Permits	Opened: 30	Closed: 26
Violations:	Opened: 20	Closed: 26
Estoppels:	61	Violations Letter: 39

Member Report:

Number in attendance: 51

Number of members: 45

Number of guests: 6

MOVE – Juanita Valentin absent

No report. Florence reminded everyone that besides MOCA there are several other organizations looking for volunteers such as MOVE which are only looking for about 4 hours a week from a volunteer, Friends of the Library, CERT and the Rec Department to name a few.

A motion to adjourn the meeting at 7:55 by Dorothy Brown, with a 2nd by Victor Rivera, unanimously approved. Meeting adjourned.