

Irish Acres Homeowners Association
Board Meeting – March 25, 2025
Minutes

The Board meeting of Irish Acres Homeowners Association was held on Tuesday, March 25, 2025 at 3:00 PM at the Ocala Marion County Board of Realtors Office, 3105 NE 14th Street, Ocala, FL. Notice of this meeting was emailed to all Homeowner Association Members seven (7) days prior to this Board meeting on March 19, 2025.

The following Board members were present:

Matt Rudnianyn, President
Matt Nitti, Board Member
Brian Patrick

It was determined a quorum was present and the meeting was called to order.

The following items of Old Business were reviewed:

1. 2024 Financial Statement Income/Expenses – As requested from the annual meeting a detailed explanation was provided with questions being answered. It was requested that a copy of the General Ledger be provided.
2. Main Gate Closure – closed as of Monday, March 17th. Issues with closure are being addressed as they arise.
3. Model Home status – Matt Rudnianyn went by the Secure Built’s model home before the meeting. His next step is to contact the owner to discuss the situation more in-depth.
4. Community Center/Roads – Discussion was held regarding a “Community Center” and the general consensus was the members of the HOA needed to decide exactly what they want but should also take into consideration on-going expenses incurred by the HOA members that could result in higher HOA fees. Declarant indicated his willingness to consider some type of concession once it is determined what the HOA wants.
5. Missing manhole covers – One cover had been replaced but was not sure the location of others. If someone is aware of a manhole not being covered, please let Debbie know asap.
6. Storm Drains – Land Maintenance Crew was requested to check the drains along the street and clear any debris.

The following items were New Business:

1. Proposed 2025 Budget – Reviewed and explained specific line items as to their increase or decrease. Members requested a copy of Irish Acres plat map depicting the areas required to be maintained by the Land Maintenance Company.
2. HOA Management Companies Proposals – 3 proposals were submitted to the Board to review and consider. Other local HOA Management Companies will be searched out, proposals obtained for review and consideration. Discussion was held whether one should be hired now or after the “transition”. It was agreed the HOA members should have input on the decision.
3. Install some type of barrier to prevent vehicles from driving around the wall to get past the closed gate. The Board suggested placing large lime rocks on both sides of the walls to prevent this. It is inexpensive and will not detract from the aesthetics of the main entrance.
4. Entrance Camera access – Brief discussion was held about giving some members access to the cameras at both entrances, however, some concern regarding privacy issues were

brought up. It was generally agreed this could be considered after the “transition” and the members decide what to do with input from the HOA Management Co.

Additional Comments:

1. Concern was expressed about the high volume/speed of traffic at the entrance off Hwy 441. FL State DOT has had several traffic studies prepared over the years, but none have warranted installing a traffic light at this intersection. The State did create a right and left turn deceleration lane when 441 was repaved. Mr. Cooper has been in contact with FL State DOT about the issue and will keep everyone advised as to any updates.
2. Request was submitted to change Section 5.3.1.c regarding the minimum square footage required for a single story dwelling unit from 2,000 square feet of living space to 2,300 square feet. This request will be looked into.

The meeting was then adjourned at 4:35 PM

Respectfully submitted,
Debbie Bullock, Executive Assistant