

**OAKLEAF HOMEOWNERS ASSOCIATION. INC.**  
**Minutes of Board of Directors Meeting**  
**February 28, 2017 5:30 PM**

**CALL TO ORDER:** The meeting was called to order by President Brian Truelove at the Play ground at Oakleaf Homeowner's Association at 5:33.

**NOTICE OF MEETING:** Meeting Notice was posted on property forty-eight (48) hours prior to the meeting date in accordance with State Statute 720.

**DETERMINATION OF QUORUM:**

<b>Board Members:</b>	<b>Position:</b>	<b>Present:</b>
Brian Truelove	President	Yes
Steve Curtis	Treasurer	Yes
Raymond Shovlain	Secretary	Yes

***Each Director voted in favor of the motion. The motion passed unanimously. A quorum was established.*** Also presents Marge Suarez, LCAM from Argus Property Mgmt.

**MINUTES:**

**A Motion** to approve the minutes of the January 24, 2017 Board Organizational Meeting as presented was made by Brian Truelove and seconded by Raymond Shovlain. ***Each Director voted in favor of the motion. The motion passed unanimously.***

**Treasurer Steve Curtis Report:**

January 2017 financial was received and the Association is in good shape. We have a surplus of \$1,700 as of January 31, 2017. Collections were discussed and Mr. Curtis plans to meet with the accountant for the Association.

**President's Report:**

Brian Truelove reported that the amendments for the Documents were not ready for the meeting today as they were just received. The Board will go over them again and have them ready for the meeting in March.

**Committee Reports:**

**Welcome – No Report**

**Landscaping** – A proposal was received from Troy's Tropics for the front areas for approximately \$10,000 to upgrade the area. We will also be meeting with Artistree to look and this area and also for maintenance of common areas. Shrubs along the front lake need to be trimmed. The shrubs and plantings at the entrance make it hard to see the entrance sign. Lights on the islands were also discussed and Precision Electric had previously given a proposal to add a light at three islands for \$2,120. Flood lights at the entrance are on during the day and the timer of photocell needs to be checked. Brian Truelove reported that there is no power to the irrigation in the front and to contact Hostetler Irrigation to check this out.

**Unfinished Business:**

**Outstanding Violations:**

4923 Old Oakleaf – Driveway maintenance, get date to have done as soon as possible.

4919 Old Tree – Roof replacement – Get modification request to approve (after the work was complete)

**Discuss Proposed Amendments: Covered under President's Report**

**Oakleaf Homeowner's Association Board Meeting**  
**February 28, 2017**  
**Page 2**

**New Business:**

**Appoint Director:**

A **motion** was made by Brian Truelove and seconded by Steve Curtis to appoint Douglas Greene to the Board. ***Each Director voted in favor of the motion. The motion passed unanimously.***

A **motion** was made by Steve Curtis and seconded by Raymond Shovlain to appoint Douglas Greene as Vice President. ***Each Director voted in favor of the motion. The motion passed unanimously.***

**Rental Application Process and Background Check**

Marge Suarez, CAM Manager discussed the amendment made in 2015 for rental applications. She presented a proposed application to the Board for use and discussed the application fee of \$100 which covers the background check for the prospective tenants. After a brief discussion, the application process was approved.

**Contract Review for landscaper and Attorney**

TJ's Landscaping contract was received and the attorney fees were discussed as it relates to the amendments.

**Landscaping Committee**

Discussed under committee reports.

**Board Vacancy**

There is still one vacancy on the Board of Directors that needs to be filled. Please talk to your neighbors to see if we can find someone to step up.

**Owner's Comments:** The road on Old Oakleaf is scheduled to be fixed on March 14<sup>th</sup>. Community involvement was discussed and to see about emailing notices for future Board Meetings.

**Next Meeting Date: March 28, 2017**

**Adjournment:**

**MOTION TO:** Adjourn was made at 6:30 p.m. was made and seconded. ***Each Director voted in favor of the motion. The motion passed unanimously.***

**Respectfully Submitted by:** Marge Suarez, LCAM

[marge@argusmgmt.com](mailto:marge@argusmgmt.com) 941-927-6464 x114