

OAKLEAF HOMEOWNERS ASSOCIATION. INC.
Minutes of Board of Directors Meeting
March 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:

| Board Members: | Position: | Present: |
|-----------------------|------------------|-----------------|
| Brian Truelove | President | Yes |
| Douglas Greene | Vice 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 February 28, 2017 Board Meeting as presented was made by Douglas Greene and seconded by Steve Curtis. ***Each Director voted in favor of the motion. The motion passed unanimously.***

Treasurer Steve Curtis Report:

February 2017 financial was received and the Association has a deficit of \$2,900 due to legal bills. Year to date we have a deficit of \$1,200. All reserves and bills are current. The two lots in arrears are to be sent certified letters on collections and the Third lot which is for sale will also be sent a certified letter. Late fees and interest are to be added. Marge Suarez is to check on lot 75 and get and update on the status.

President's Report:

Brian Truelove reported that the final changes for the amendments will be forthcoming.

Vice President's Report:

Douglas Greene – No Report

Committee Reports:

Welcome – 4779 Old Farm Road was welcomed to the neighborhood.

Landscaping – Pat Bucholtz reported that proposals were received from four vendors on redoing the front entrance. They range from \$15,947 to \$50,000. Our current landscaper will also be asked to bid on the work. There were some complaints on the current vendor and other proposals will be requested for the regular maintenance work at Oakleaf. Also a bid was received from Precision Electric on adding lighting to the islands throughout the property. They range from approximately \$8,000 to \$12,000 depending on the options. Increasing the landscaping budget for next year was discussed. Any complaints should go to Marge Suarez, Manager and then to the Landscaping committee. The final recommendations on the front entrance should be sent to the Board of Directors for the next meeting.

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Unfinished Business:

Outstanding Violations:

There was a brief discussion on the violations and how they should be reported. They should be in the minutes in a general form and a list available on request with the addresses. A **motion** was made by Douglas Greene and seconded by Steve Curtis to have the violation list with addresses available on request. ***Each Director voted in favor of the motion. The motion passed unanimously.***

Discuss Proposed Amendments: We are waiting for the final revisions.

New Business:

Board Vacancy:

Request of the owners present to volunteer or help find someone to fill the remaining vacancy on the Board of Directors was made. After discussion Pat Bucholtz volunteered to fill the vacancy and she will be appointed at the next Board Meeting.

Set Date for Membership Meeting on Proposed Amendments:

It was decided to hold the meeting on April 18, 2017 at the office of Argus Management in Conference Room 209B at 6:00 P.M.

Fining Committee

Three volunteers are needed for this committee. They cannot be a Board Member or a relative of a Board Member. One person volunteered at the meeting, Richard Elsishans and we will look for two more people for the Fining Committee.

Discuss Yard Lights:

President Brian Truelove started the discussion with background information. Originally many of the yard lights were converted from gas to electric over several years. The Board discussed issues with the gas lights, i.e. liability, safety, accounting and collections and made the decision to do away with the gas under the Association. This required the owners to convert to electric or to keep the gas light in their name.

The Board of Directors discussed standards for the lighting of the post lights going forward such as shall they be required to be lit, architectural standards for the lights, how much light should there be and safety issues if the lights are not lit. A Straw poll was conducted at the meeting with the owners present on the following items:

Should all post lights be lit at night? All present voted yes

Should there be architectural conformity? Eight (8) no and two (2) yes

Should there be a decision on how much light should be put out? Five (5) yes and five (5) no

The Board decided to vote on a regulation on the yard post lights at the next Board Meeting. Marge Suarez will draft this for the Board and the owners will be notified of the vote on the Regulation at the next Board Meeting on April 18, 2017. This notice will be sent with the proposed amendments fourteen (14) days prior to the meeting.

Discuss Pressure Washing of the Sidewalks

There is no money budget for this item and we will plan for this item with future budgets.

Owner's Comments: None.

Next Meeting Date: April 18, 2017

Adjournment:

MOTION TO: Adjourn was made at 7:30 p.m. and seconded. ***Each Director voted in favor of the motion. The motion passed unanimously.***

Respectfully Submitted by: Marge Suarez, LCAM