

OAKLEAF HOMEOWNERS ASSOCIATION. INC.
Minutes of Board of Directors Meeting
February 27, 2018

CALL TO ORDER: The meeting was called to order by President Brian Truelove at the Offices of Argus Management, Conference Room 2009 B, 2477 Stickney Point Road, Sarasota, FL. 34231 at 6:00 P.M.

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
Giuseppe Masucci	Secretary	Yes
Pat Bucholtz	Director	Yes

A quorum was established. Also present was Marge Suarez, LCAM from Argus Property Mgmt.

MINUTES: A Motion to approve the minutes of the January 23, 2018 Board Organizational Meeting as presented was made by Brian Truelove and seconded by Doug Greene. *Each Director voted in favor of the motion. The motion passed unanimously.*

President's Report:

Brian Truelove had no report.

Treasurer's Report:

Steve Curtis reported on the January 2018 financial statements. We have a surplus at the end of January of approximately \$830.00. As of January 31, 2018 there were 10 owners who had not paid. Late notice and interest should be applied and updated as of February 28, 2018.

Vice President:

Douglas Greene reported he had purchased four more security signs.

Secretary:

Giuseppe Masucci had no report.

Committee Reports:

Welcome – Nancy Rostowsky reported that they have one person to welcome at 4774 Old Farm Road.

Landscaping:

Pat Bucholtz reported that 100 begonias have been planted at the entrance. She would like to replace the agave and rock that were stolen.

Unfinished Business:

Violations

Violation Report was distributed to the Board. Violations walks as a group were discussed and if there was not a quorum of the Board to do the walk, what the procedure would be. The date set to do the walks is the Thursday before the Board meeting the following Tuesday. If the walk could not take place a Board Member can submit a list to be verified by a majority of the Board before letters are sent.

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Hostetler Irrigation:

Brian Truelove reported on the issues with Hostetler Irrigation. Originally Hostetler's contracted with Parrish Well Drilling to resolve the issues with the wells. A diverter valve was not put in to hook into the irrigation system to be able to water from the well and not just the lake. A lager pump was put in at a deeper depth, but it is not tied into the system and does still pump from the lake. Incorrect information was given to Parrish. Erik is now in charge at Hostetler Irrigation and our main contact. A valve replacement for zone 10 is \$92.60 plus labor and a float valve for the lake will be installed at no charge. We are waiting for a final quote to get the system running properly.

New Business:

Modification Requests:

The following requests were approved by the Board:

4911 Old Oakleaf - Planting hibiscus behind the pool cage

4929 Old Stone – Installation of swing set

There was a request received from a prospective buyer to add to the roof line and perhaps a wall of the house. This was not considered because there was not enough information and the prospective buyer does not yet have standing with the association. There was a call made from the proposed buyer to a Board Member asking about permission and they were informed that there was not enough information, etc. There was a disagreement concerning what was said and done. The current owner will be contacted with a response from the Board Member's email and explanation.

Tree Trimming Proposals:

Two proposals were received. One from TJ's for trimming of 38 fan palms for a total of \$684.00 and 13 Washingtonian palms for \$325.00. Brightview proposed trimming 38 fan palms at \$684.00 and trimming 13 Washingtonian palms at \$260. There was a brief discussion and there was a **motion** made and seconded to have TJ's trim the fan palms. *Each Director voted in favor of the motion. The motion passed unanimously.* There was a discussion on the Washingtonian palms and it was decided to get prices to remove them and grind the stumps. This will be available for the next meeting.

Playground Cleanup Options:

Steve Curtis brought up cleaning up around the playground and installing mulch. He suggested a Volunteer Cleanup day for the Association to clean up around the property. The date of April 7, 2018 was set for this activity.

Island Lighting:

This issue was brought up again and Bob Hagan will get updated prices to install lighting at the various islands on the property.

Other Business:

Another member is needed for the Fining Committee. A **motion** was made by Brian Truelove and seconded by Giuseppe Masucci to appoint Rita Vandermuellen to the committee. Board of Directors recommended fines of \$1000 for each of the violation on lot 73. Fines for post lights not working should be \$100 per day (until fixed) to a maximum of \$1000. *Each Director voted in favor of the motion. The motion passed unanimously.*

Entrance sign is in bad shape. Marge is to get prices to repair/replace the sign.

Street Lights – get quote to clean the posts and globes.

Owner's Comments:

None

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Next Meeting Date: March 27, 2018

Adjournment:

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

Respectfully Submitted by: Marge Suarez, LCAM marge@argusmgmt.com 941-927-6464 x114