

OAKLEAF HOMEOWNERS ASSOCIATION. INC.
Minutes of Board of Directors Meeting
May 29, 2018

CALL TO ORDER: The meeting was called to order by President Brian Truelove at the Offices of Argus Management, Conference Room 209 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 April 24, 2018 Board Meeting as corrected was made by Brian Truelove and seconded by Pat Bucholtz. *Each Director voted in favor of the motion. The motion passed unanimously.*

Vice President's Report:

Douglas Greene reported that Truly Nolan had changed out the bail boxes around the island and they needed to change the materials in the boxes to be more effective.

Treasurer's Report:

Steve Curtis reported that as of April 30, 2018 we had a deficit of the month of \$600.00 and YTD deficit of \$1,000.00 mostly due to irrigation.

Secretary:

Giuseppe Masucci mentioned that he felt there were more lawns that needed to be addressed other than the one that would be going to the fining committee.

President's Report:

Brian Truelove discussed lighting of the islands. At the last meeting owners present were in favor of lighting the islands. There is money available in the reserves for Landscaping Improvements. There are 80 homes and an assessment of \$100.00 per home would help offset the costs.

Committee Reports:

Welcome – Nancy Rostowsky had no report. Julia Curtis will do the next visit. Thanks you to the committee for all of their work.

Landscaping:

Pat Bucholtz reported TJ's had not been weeding the entrance and spraying for fire ants needs to be done. She will no longer do the weeding and this must be done as part of the landscaping contract.

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Unfinished Business:

Violations

Violation walk was done and letters will be sent.

Island Lighting:

After a brief discussion a **motion** was made by Steve Curtis and seconded by Giuseppe Masucci to approve the proposal from Precision Electric in the amount of \$12,295.00 for lighting the islands using \$5,000.00 from Street Light Reserve and \$8,000.00 from Landscaping Improvements. Any future landscaping needs would make a special assessment necessary. *Steve Curtis and Giuseppe Masucci voted in favor and Pat Bucholtz, Douglas Greene and Brian Truelove voted against. The motion failed.*

A **motion** was made by Brian Truelove and seconded by Giuseppe Masucci to approve Precision Electric proposal for adding street lights to the islands with part of the costs from Street Light Reserve and the rest contingent upon approval of a Special Assessment being approved by the owners in the amount of \$125.00 per lot. *Pat Bucholtz, Giuseppe Masucci and Brian Truelove vote in favor and Douglas Greene and Steve Curtis voted against the motion. The motion carried.* A Membership Meeting will be held on June 26, 2018 at Argus Management Office at 6:00 p.m. for the vote on this issue from the owners. Argus will send a letter to the owners with a limited proxy to be used for their vote on the issue.

Lake Cleanup:

This was done and looks good.

Drainage Ditch and Island Cleanup:

The drainage ditch is now full of water and Sarasota County has said that this is not their responsibility. Marge Suarez is to contact the county once again on this issue.

Island Cleanup – two proposals were received: TJ's quoted \$950.00 and Raul quoted \$1,800.00. A motion was made by Douglas Greene and seconded by Steve Curtis to have TJ's do the cleanup for \$950.00. *Each Director voted in favor of the motion. The motion passed unanimously.* TJ's is to be notified in writing of the approval and to trim up the tree and that we have the expectation that the island will be maintained every week.

New Business:

Modification Requests:

None

Fining Committee Guidelines

Douglas Greene discussed the fining procedure. According to FL statutes 720 a fine cannot exceed \$100.00 per day and we cannot levy a fine of \$1,000.00 at once. The Board will decide the amount of a fine. In general the fine will be \$100.00 per week to a maximum of \$1,000.00. The fine will start five (5) days after the fining committee hearing. Fining Committee will set a date to meet approximately three weeks after a Board Meeting.

A **motion** was made by Steve Curtis and seconded by Brian Truelove to retract the two fines of \$1,000.00 each that were levied on 4732 Old Stone Road and to re-send these two violations to the Fining Committee with the recommended fine of \$100.00 per week to start five days after the hearing. *Each Director voted in favor of the motion. The motion passed unanimously.*

A **motion** was made by Steve Curtis and seconded by Brian Truelove to send 4907 Old Tree (two violations – post lamp and landscaping maintenance) and 4722 Old Farm Road (post lamp) to the Fining Committee. Fines recommended by the Board are \$100.00 per week to a maximum of \$1,000.00 for each of the violations that remain uncorrected. Fines will start five days after the hearing. *Each Director voted in favor of the motion. The motion passed unanimously.*

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Any Other Business:

Hostetler's is to be contacted on the contract and to see if we can negotiate a better price. Argus to get two other proposals for irrigation.

Owner's Comments:

One owner mentioned that his neighbor has vines that encroach onto his property.

Next Meeting Date: June 26, 2018 at the Argus Management

Adjournment:

MOTION TO: Adjourn was made and seconded at 7:51 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