

OAKLEAF HOMEOWNERS ASSOCIATION. INC.
Minutes of Board of Directors Meeting
June 26, 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 6:03 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	No
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 May 29, 2018 Board Meeting as presented was made by Brian Truelove and seconded by Steve Curtis. *Each Director voted in favor of the motion. The motion passed unanimously.*

Treasurer's Report:

Steve Curtis reported that as of May 31, 2018 there was a surplus for the month of \$697.00 and year to date a deficit of \$348.00.

President's Report:

Brian Truelove mentioned the lights in the entrance island need to be adjusted. He will reset the timer.

Committee Reports:

Welcome – Nancy Rostowsky reported that they had not been able to contact the residents of 4766 Old Farm. Margo and Roger Drewis visited 4913 Old Creek with flowers and a card to the owner who has been ill. The Board thanked the committee and Mr. and Mrs. Drewis for their work and attention.

Landscaping:

Pat Bucholtz reported that she had removed the begonias from the entrance island and will request permission to put in pentas for the summer.

Fining Committee:

Sheila Grobleny reported that the Committee had a hearing on June 18, 2018 and addressed five outstanding violations. Three of the violations were fined and two of the violation had been corrected and therefore no fine was levied.

Unfinished Business:

Violations:

The current violation log was given to the Board.

The new violations were discussed and two of them are to be sent letters and the other three on the list are to be looked at by the other Board Members before letters are sent. Marge Suarez is to follow up fourteen (14) days after the letters are sent. If she is unsure on a violation correction, she will get with the Board to assess.

A **motion** was made by Steve Curtis and seconded by Giuseppe Masucci to sent letters to 4908 Old Oakleaf and 4760 Old Stone. *Each Director voted in favor of the motion. The motion passed unanimously.*

Island Lighting:

After a discussion on the lighting of the islands with input from the owners present a **motion** was made by Steve Curtis and seconded by Giuseppe Masucci to use existing reserve funds (\$5,000.00 from Street Light Reserve and the balance of approximately \$8,000.00 from Landscaping Improvement Reserve) for the project. This is contingent on the proposal from Precision Electric staying at \$12,295.00. *Steve Curtis, Giuseppe Masucci and Brian Truelove voted in favor and Pat Bucholtz voted against. The motion carried.*

Drainage Ditch and Island Cleanup:

Island Clean up was done and looks good.

Drainage issue was be tabled while we wait for more information from Sarasota County.

New Business:

Modification Request Approval Process:

The procedure for approval of modification requests was discussed. Requests received will be checked out prior to a Board Meeting; they will be listed on the agenda and will not be approved until the next Board of Directors Meeting. Only in case of an emergency (which could be a damage roof or downed tree) would there be an exception to the procedure. In the case of an exception, it would be ratified at the Board at a scheduled Board Meeting.

Modification Requests:

4725 Old Stone – Tree Removal

Owner requested to remove dying tree by driveway. A **motion** was made by Brian Truelove and seconded by Pat Bucholtz to approve the removal. *Each Director voted in favor of the motion. The motion passed unanimously.*

4928 Old Oakleaf – Hurricane Protection

A **motion** was made by Steve Curtis and seconded by Brian Truelove to approve the installation of hurricane protection on the house as requested. *Each Director voted in favor of the motion. The motion passed unanimously.*

4928 Old Oakleaf – Tree Removals

Owner requested approval to remove four trees from the property. Two of the trees are in the front by the driveway and two between 4928 and 4924 Old Oakleaf. After a lengthy discussion, a **motion** was made by Brian Truelove and seconded by Giuseppe Masucci to approve the removal of the two trees on between 4928 and 4924. *Directors Bucholtz, Masucci and Truelove voted in favor and Director Curtis voted against. The motion passed.* The request to remove the two trees in the front was tabled.

4748 Old Stone – Request to Install Fence

This request cannot be considered at this time as it is from a non owner. The Board can only approve requests from current owners. Once the property has been purchased, the new owner may re-submit his request to the Board.

Irrigation Proposals:

Marge Suarez contacted Hostetler's Irrigation and TJ's Landscaping on cost of monthly irrigation inspections. TJ's quoted \$200.00 per month plus parts. Ms. Suarez negotiated with Hostetler's and they will lower their monthly charge to \$190.00 from \$285.00.

A **motion** was made by Brian Truelove and seconded by Steve Curtis to accept the proposal from Hostetler's at \$190.00 per month. *Each Director voted in favor of the motion. The motion passed unanimously.*

Any Other Business:

Pat Bucholtz requested approval to plant pentas in the front entrance island. A motion was made by Brian Truelove and seconded by Pat Bucholtz to approve the expenditure, not to exceed \$200.00.

Each Director voted in favor of the motion. The motion passed unanimously.

Owner's Comments:

Items mentioned were replacement of the large rock in the front island, questions on tree roots and stumps grinding and possibility of the county putting in a sidewalk on Proctor to Honore.

Next Meeting Date: July 31, 2018 at the Argus Management

Adjournment:

MOTION TO: Adjourn was made and seconded at 7:28 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