

**OAKLEAF HOMEOWNERS ASSOCIATION. INC.**  
**Minutes of Board of Directors Meeting**  
**July 31, 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:**

<b>Board Members:</b>	<b>Position:</b>	<b>Present:</b>
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 June 26, 2018 Board Meeting as corrected was made by Pat Bucholtz and seconded by Douglas Greene. *Each Director voted in favor of the motion. The motion passed unanimously.*

**Treasurer's Report:**

Steve Curtis reported that as of June 30, 2018 there was a deficit for the month of \$421.00 and year to date a deficit of \$770.00. This is due to plantings and irrigation costs.

**President's Report:**

Brian Truelove discussed the island lighting and the Board decision to do the work and pay for it out of the reserves at the June 26, 2018 meeting. The implementation could have been better and the contractor should have given more information on the work and how it was to be done. The Board had the authority to make this decision.

**Committee Reports:**

**Welcome** – No Report. Thanks to the committee as always.

**Landscaping:**

Pat Bucholtz has installed pentas for the summer at the entrance island.

**Fining Committee:**

No Report

**Unfinished Business:**

**Outstanding Violations:**

Two of the violations were corrected. They were 4908 Old Oakleaf rental and 4760 Old Stone.

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**Island Lighting:**

This project was halted due to information received from Precision electric that owners must sign a damage waiver. Precision Electric should be responsible for any damage caused by their work. According to the Covenants, upward facing lights are not allowed. It would take an amendment to the Association documents to allow change to the lighting restrictions. A majority of the owners must vote in favor to pass the amendment.

A **motion** was made by Giuseppe Masucci and seconded by Douglas Greene to cancel the lighting of the islands project. *Pat Bucholtz, Douglas Greene, Giuseppe Masucci and Brian Truelove voted in favor and Steve Curtis voted against. The motion carried.*

A **motion** was made by Douglas Greene and seconded by Brian Truelove to send a proposed amendment to the owners to allow upward facing lighting. The Membership Meeting on the amendment will be held on August 28, 2108 at 6:00 p.m. before the regular Board Meeting. *Each Director voted in favor of the motion. The motion passed unanimously.*

**Drainage Ditch**

Drainage issue was briefly discussed and tabled.

**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:**

**4913 Old Creek Drive - Installation of Fence**

Installation of the fence has an okay from the neighbors. A **motion** was made by Steve Curtis and seconded by Douglas Greene to approve the chain link fence installation. *Each Director voted in favor of the motion. The motion passed unanimously.*

**4921 Old Creek Drive – Window Replacement**

A **motion** was made by Brian Truelove and seconded by Steve Curtis to approve the window replacement. *Each Director voted in favor of the motion. The motion passed unanimously.*

**4928 Old Oakleaf – Tree Removals**

Owner requested approval to remove two trees in the front of the property that are causing damage to the house and foundation. After discussion a **motion** was made by Pat Bucholtz and seconded by Douglas Greene to approve the removal of the two trees in the front of the house. Trees must be replaced with the suggested foxtail palms with a trunk diameter of at least three (3) inches. *Directors Bucholtz, Greene and Truelove voted in favor and Directors Curtis and Masucci voted against. The motion passed.*

**Irrigation Repair:**

Hostetler's Irrigation reported that tree roots are crushing the irrigation lines at the play ground area. Approximate cost to replace the lines is \$1,300.00. Reserve funds can be used for this repair. A **motion** was made by Pat Bucholtz and seconded by Douglas Greene to approve the repair of the irrigation lines. *Each Director voted in favor of the motion. The motion passed unanimously.*

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**New Violations:**

4906 Old Tree – Post light not working  
4910 Old Tree – Post light very dim.  
4906 Old Tree – Grass dead, needs replacement

**Owner's Comments:**

Items mentioned recall of Board Member. Board Members have no control over other Board Members.

**Next Meeting Date: August 28, 2018 at the Argus Management**

**Adjournment:**

**MOTION TO:** Adjourn was made and seconded at 7:35 p.m. ***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