

**Oakmont Village
Board of Directors' Meeting
Madison Green Clubhouse**

**January 8th, 2024
Meeting Minutes**

Board Members Present:

Kristin Loomis
Jay Broder
Joey Sosa
Steve Panse
Keith Epstein

The meeting was called to order by Kristin at 6:30pm.

Quorum – There were 5 of 5 Board Members present to hold the meeting.

Notice – Notice was posted at the entrance 48 hours prior to the meeting.

Previous Meeting Minutes - The Board reviewed the previous meeting minutes as prepared by Soleil. A motion to approve those minutes was made by Keith, seconded by Steve, and unanimously approved.

Financials – The Board reviewed the financials for the previous month. Jay would like the interest earned on the CD shown in the financial reports. There are no new accounts to turn over for collections currently.

Violations Report – The Board reviewed the current list of violations.
Hearings will resume according to the old policies and procedures.

ARC Applications –

1719 - Exterior Paint- APPROVED by Village

1769 – Roof Replacement - APPROVED by Village

OLD BUSINESS

Bank Signature Cards –

A motion was made by Jay, seconded by Keith, and unanimously approved for Kristin Loomis to be added to the bank signature cards.

NEW BUSINESS

2024 Projects –

Management will begin to obtain bids for sidewalk repairs, painting of the monument signs, camera system revamp and mailbox refurbishments.

Bi-monthly meetings –

A motion was made by Kristin, seconded by Keith, and unanimously approved to move to bi-monthly board meetings. Kristin will serve as the board communicator on emails.

Adjournment: With no further business to come before the Board, a motion to adjourn was made by Jay, seconded by Joey and the meeting adjourned at 7:10pm.

Oakmont Village
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March 11th, 2024
Meeting Minutes

Board Members Present:

Kristin Loomis
Jay Broder
Steve Panse
Keith Epstein

The meeting was called to order by Kristin at 6:33pm.

Quorum – There were 4 of 5 Board Members present to hold the meeting.

Notice – Notice was posted at the entrance 48 hours prior to the meeting.

Previous Meeting Minutes - The Board reviewed the previous meeting minutes as prepared by Soleil. A motion to approve those minutes was made by Keith, seconded by Kristin, and unanimously approved.

Financials – The Board reviewed the financials for the previous month. The CD will be maturing on 3/21/24. There are no new accounts to turn over for collections currently.

Violations Report – The Board reviewed the current list of violations.
There were 2 fines imposed at the March hearing. The next hearing will be on May 13th at 6pm.

ARC Applications – The board reviewed a report of the approved ARC applications since the last meeting.

OLD BUSINESS

Monument Painting - Ratify Vote –

A motion was made by Kristin, seconded by Keith, and unanimously approved for Painter Guys to paint the monument signs.

D & O Policy –

The board reviewed the policy premium for other communities of similar size and agreed that they have the best rate available.

NEW BUSINESS

Sidewalk Repairs –

The board discussed this project and decided to TABLE it due to the expense. Additional quotes will be obtained for review at a later date.

Camera System Revamp –

The board discussed this project and decided to TABLE it until 2025. Additional quotes will be obtained for review at a later date.

Front Entrance Refresh –

Management will obtain quotes to refresh the flowers and mulch in front of the monument signs.

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Welcome Wagon –

Jay will review the Welcome Packet and make any updates needed. Mrs. Epstein will welcome each new resident to the community.

Adjournment: With no further business to come before the Board, a motion to adjourn was made by Jay, seconded by Kristin and the meeting adjourned at 7:41pm.

Oakmont Village
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May 13th, 2024
Meeting Minutes

Board Members Present:

Kristin Loomis
Jay Broder
Steve Panse
Keith Epstein
Joey Sosa

The meeting was called to order by Kristin at 6:35pm.

Quorum – There were 5 of 5 Board Members present to hold the meeting.

Notice – Notice was posted at the entrance 48 hours prior to the meeting.

Previous Meeting Minutes - The Board reviewed the previous meeting minutes as prepared by Soleil. A motion to approve those minutes was made by Keith, seconded by Kristin, and unanimously approved.

Financials – The Board reviewed the financials for the previous month. There are no new accounts to turn over for collections currently. They would like to look into an additional CD for the reserve funds.

Violations Report – The Board reviewed the current list of violations. The hearing was held on 5/13 at 6pm but we did not have a quorum of committee members. No fines were imposed.

ARC Applications – The board reviewed a report of the approved ARC applications since the last meeting.

OLD BUSINESS

Flowers and Mulch –

A motion was made by Kristin, seconded by Jay, and unanimously approved to install new flowers and mulch at the front entrance.

Irrigation Timer –

A motion was made by Keith, seconded by Joey, and unanimously approved for Water Valley Irrigation to install a new timer at the front entrance.

Sidewalk Repairs –

The board discussed this project and decided to TABLE it due to the expense and scope of work.

Camera System Revamp –

The board discussed this project and decided to TABLE it until 2025.

NEW BUSINESS

Trimming Royal Palms –

The board reviewed an estimate from Duffy's Landscaping to trim the royal palms. The count is off and the estimate needs to be revised.

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Entrance Lighting –

The board discussed putting brighter lights at the entrance. Management will ask LED Electric for a revised bid to add brighter bulbs.

Golf Course Lodge – The board discussed updates on the planned golf course lodge. There will be a summit held on 5/20. All residents are encouraged to attend.

Payables Approval Process – Management discussed the importance of reviewing and approving invoice as soon as possible once they are emailed out.

Adjournment: With no further business to come before the Board, a motion to adjourn was made by Jay, seconded by Kristin and the meeting adjourned at 8:00pm.

**Oakmont Village
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**July 8th, 2024
Meeting Minutes**

Board Members Present:

Kristin Loomis
Jay Broder
Joey Sosa
Steve Panse
Keith Epstein

The meeting was called to order by Kristin at 6:34pm.

Quorum – There were 5 of 5 Board Members present to hold the meeting.

Notice – Notice was posted at the entrance 48 hours prior to the meeting.

Previous Meeting Minutes - The Board reviewed the previous meeting minutes as prepared by Soleil. A motion to approve those minutes was made by Keith, seconded by Kristin, and unanimously approved.

Financials – The Board reviewed the financials for the previous month. The CD will be maturing on 3/21/24. There is one account that is 2 quarters behind and will soon be turned over for collections.

Violations Report – The Board reviewed the current list of violations.

ARC Applications – The board reviewed a report of the approved ARC applications since the last meeting.

OLD BUSINESS

Royal Palm Trimming –

A motion was made by Kristin, seconded by Keith, and unanimously approved for Duffy's Landscape to trim the royal palms at the entrance.

Mulch –

Some additional bags of mulch are needed at the entrance. Kristin will speak with the landscaper who installed the flowers about adding more mulch.

Entrance Lighting –

A motion was made by Kristin, seconded by Joey, and unanimously approved for LED Electric to install 400k bulbs in all the entrance light fixtures.

Golf Course Lodge –

Kristin gave an update on this project. Plans are on hold. Residents are signing a petition to stop it.

NEW BUSINESS

Ratify CD –

A motion was made by Kristin, seconded by Jay, and unanimously approved to open a 5-month CD for \$15,000 with 4.44% APR.

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Roof Tarp (1708 Annandale) –

The board discussed allowing the resident until 7/31/24 to remove the tarp or submit his ARC application for a new roof. The next step will be a hearing and possible fine imposed.

Debris Piles –

Keith will address the issue of debris piles again and seek a resolution.

Adjournment: With no further business to come before the Board, a motion to adjourn was made by Jay, seconded by Kristin and the meeting adjourned at 7:45pm.

**Oakmont Village
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**Sept 16th, 2024
Meeting Minutes**

Board Members Present:

Kristin Loomis
Jay Broder
Joey Sosa
Keith Epstein

The meeting was called to order by Kristin at 6:30pm.

Quorum – There were 4 of 5 Board Members present to hold the meeting.

Notice – Notice was posted at the entrance 48 hours prior to the meeting.

Previous Meeting Minutes - The Board reviewed the previous meeting minutes as prepared by Soleil. A motion to approve those minutes was made by Joey, seconded by Kristin, and unanimously approved.

Financials – The Board reviewed the financials for the previous month. The CD will be maturing on 10/25/24. The bank will send us options for rolling CD over.

Violations Report – The Board reviewed the current list of violations.

ARC Applications – The board reviewed a report of the approved ARC applications since the last meeting.

OLD BUSINESS

Comcast –

Kristin gave an update on the Comcast volunteer installs. All went well.

NEW BUSINESS

Trim Lights on Homes –

A motion was made by Kristin, seconded by Joey, and unanimously approved to allow an exception for this owner allowing the lights to be on only for the holidays. There will be a stipulation signed that states if it becomes an issue the lights need to be removed.

Pump Repair –

Hydrodynamics completed the dive service and repairs to the motor that were needed. All is fully functional now.

Holiday Lighting –

Kristin would like to add a red band at the top of the trees before the green fronds. Cool white lights on the trunk were also discussed as well as new timers. All board members agreed.

Budget Workshop – The board discussed the draft of the 2025 budget. All agreed to increase the quarterly assessments for 2025 to \$285 per quarter.

Future Board Meetings – The board discussed moving board meetings to Tuesdays for 2025. They will revisit this at a later date.

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Board Certification Course – All board members are required to take a 4-hour board certification course by 12/31/24. Certificates must be submitted to management upon completion.

Adjournment: With no further business to come before the Board, a motion to adjourn was made by Jay, seconded by Kristin and the meeting adjourned at 8:15pm.

**Oakmont Village
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**January 13th, 2025
Meeting Minutes**

Board Members Present:

Kristin Loomis
Keith Epstein
Vincent Roselli

The meeting was called to order by Kristin at 6:38pm.

Quorum – There were 3 of 3 Board Members present to hold the meeting.

Notice – Notice was posted at the entrance 48 hours prior to the meeting.

Previous Meeting Minutes - The Board reviewed the previous meeting minutes as prepared by Soleil. A motion to approve those minutes was made by Keith, seconded by Kristin, and unanimously approved.

Financials – The Board reviewed the financials for the previous month. No new delinquent accounts.

Violations Report – The Board reviewed the current list of violations.

ARC Applications – The board reviewed a report of the approved ARC applications since the last meeting.

OLD BUSINESS

BOI Filing and Board Certifications –

The BOI has been completed, and all board members will complete the board certification course.

NEW BUSINESS

Board Appointment –

A motion was made by Kristin, seconded by Keith, and unanimously approved to appoint Vincent Roselli to the Board of Directors. He will serve as Secretary/Treasurer.

2025 Projects –

The board discussed several possible projects for 2025 including sidewalk trip hazards, pressure cleaning and tree trimming.

Bank Change –

The board discussed switching to Southstate Bank at the end of 2025. Proper notice will be sent to the residents before this change takes place.

Adjournment: With no further business to come before the Board, a motion to adjourn was made by Keith, seconded by Kristin and the meeting adjourned at 7:37pm.