**12 Oaks Annual HOA Board Meeting Minutes**

(July 21, 2025)

**Attendance**

Kenny Stout

Mike O’Neill-Absent due to work commitment

Steve Puccini

James Hamilton

Jack Catlin

Mike Kaufman

Raymon Whittington

Alicia Anderson

Feotis Gilbert II

**Agenda items**

**Opening and Welcome: 6.59**

**Vice president Steve Puccini opened the meeting and welcomed residents in attendance**

**Finance UpdateA black and white account statement

AI-generated content may be incorrect.**

**A screenshot of a document

AI-generated content may be incorrect.**

**Agenda Items**

**Uncollected Dues Update and plan**

* **Delinquent Dues: Multiple homes have been provided multiple letters from TORA and Lawyer. Those that are/were still delinquent have had invoices sent from Watland and/or liens placed on their homes.**

**Web Site Access plan-Resolved**

**Complaints since the last meeting-None**

**Discussion on Neighborhood Dog Leash Challenges-Jack shared the importance of Dog Leash ordinance.**

**Follow up -Playground Update**

* **Jack shared that the playground equipment needs stain. Rusty will check on the warranty and report back.**

**Software Upgrade for front camera**

* **Discussion in this issue will be included in the next HOA meeting**

**Complaints since last meeting**

* **Parking on lawn-need to determine ordnance**
* **Realtor signs**

**Follow up - Landscape Update**

* **Steve hosted a lengthy discussion on the work that has been done to push our landscape contractor to up their game.**
* **Some residents felt that more should be done by the landscape contractor**
* **Board members and residents need to continue roaming the neighborhood to ID area's of need.**

**Bridge lighting upgrade**

* **Bridge lighting: lights (8) have been ordered. Anticipated receipt to be in next week or so.**

**Mailboxes**

* **Jack to arrange for a sign update on the mailboxes**

**Vacant Lots**

* **A discussion was held on the need to ensure all vacant lots are maintained by the Developer.**

**Street Lights**

* **The Developer provided information on where he obtained 12 Oaks Light poles. The Board to follow up on the information and replace those that are missing or damaged.**
* **A discussion was held on the light pole with a light at a 90 degree angle (Willowwood Dr).**

**Electronic Sign to replace the current front entrance sign**

* **Feoitis shared a $16,900 quote for the sign.**
* **Due to budget constraints there was no interest in proceeding**

**Public Discussion Items**

* **Residents participated through much of the meeting. We appreciate the candor and desire to maintain our neighborhood.**

**Previously Discussed Aspirations & Proposed 2025 Projects for funding consideration**

* + **Aspirations previously discussed**
    - **Stain for the playground**
    - **Provide electric power for the Back Entrance**
    - **Software upgrades for the front wall cameras**
    - **License plate camera for front wall**
    - **Electronic sign that provides information on both front and back sides**
    - **Landscaping for the islands**
    - **Front Entrance electronic sign – Both sides**
    - **Repair the back of the Front Entrance sign**
    - **Additional funds to replace dead landscaping**
    - **Section 5 Bridge wall**
    - **Replace light poles**
    - **Back entrance Power Meter and aesthetics**
    - **Poles for Neighborhood Watch Signs**
    - **Speed Bumps**

**Executive Session: None**