

Five Oaks Homeowners Association Meeting
June 18, 2024

Board Members in Attendance: Scott Little, Peter Cokinos, Bill Fanizzo, Dennis Miller, Howard Smith, Donna Simonsen

- Meeting called to order by Scott Little
- Meeting minutes of February 12, 2024 approved
- New residents in attendance introduced and welcomed
- Updates on new construction projects provided by Howard Smith.
 - Phase I will soon approach 80% completion of occupancy permits granted
 - Sidewalks on all properties within Phase I will then be required to be completed within 1 year from the date that 80% is reached
- Financial Report provided by Peter Cokinos
 - Balance sheet reviewed
 - Resident questioned if we might get better CD rates/gains by combining the Lake and Landowner CD's. CD's are currently at 5.12% and are federally insured
 - Peter explained it would present difficulties in separating the investment and gains into the appropriate accounts
 - The first quarterly summary financial information that residents had requested was provided to those that had previously signed up for the email distribution
 - Resident questioned if information provided could be further separated by Lake owner and Homeowner accounts. Peter commented that this additional workload may not be possible since we have a volunteer BOD with limited time to manage such additional requests, but he will investigate the feasibility
- 2025 Assessments
 - Scott reported that the BOD will be meeting to

- discuss Assessment levels for 2025
 - Residents will be advised of outcome
 - Last change in Assessments was approximately 4 years ago and was a slight reduction
- By-Laws and Covenants Re-Write Team update provided by Chris Jelenik
 - Committee just passed their finished proposal to the BOD on 6/18/25 for their review and feedback. Next, the BOD and Re-Write Team will meet to work towards a final proposal that can be provided to all residents for their review and feedback
 - Approval will require a vote by the residents
 - Thank you to the Re-Write Team for volunteering to spend such a significant amount of their personal time on this very important task for the benefit of all residents
- Lake Updates
 - Lake has been treated twice so far this season
 - Bill reminded all lake residents of the need to purchase stickers for their watercraft
 - Sticker funds collected go towards lake maintenance items
 - A resident commented that the ratio of costs (\$75 motorized vs \$25 non-motorized) may not be appropriate. Will consider this during the Covenant Re-Write activities.
 - A lake inspection will be completed by the Lake Managers within the next 10 days
 - A resident reported that the lake looked to be in very good shape this year
 - Lake residents need to remain vigilant about yard waste, lawn clippings, and the type of fertilizers or lawn treatment chemicals used in order to prevent run-off into the lake or algae build-up
 - There remains 1 unrestricted boat license available. Contact Nemanich if interested
- Landscaping Committee Updates
 - New mulch has been completed
 - A number of dead trees and bushes in common areas have been removed

- New plantings will soon be installed in the extended mulch bed to the west of the entrance monument
- Scott and Donna recently met with Alan Horticultural, our grass cutting service, to point out areas of needed improvements
 - A resident cited a concern about an area that needs improvement on the west side of the property. It will be investigated.
- A new flag has replaced the worn one which has been given to the VFW for proper disposal
- The Emergency Entrance along Steger Road and connecting to Jackson Branch Court is in need of repairs. Trees in the area have been trimmed or removed but additional work is required.
- For properties that have had any grass or landscaping damaged by utility connections due to new construction or by construction vehicles and have had those areas repaired or replaced with sod, the resident is required to maintain those repaired or replaced areas by watering said areas.
- If a tree on a resident's parkway dies, the resident can report it to the Village of Frankfort who will schedule to replace it, but it is the resident's responsibility to water and care for the tree. It has been reported that the Village would replace a dead parkway tree in the fall season rather than the hot, dry summer season to give it a better chance of surviving.
- A resident questioned if the cul-de-sacs will have any landscaping improvements made and the BOD advised that they won't be addressed, beyond normal upkeep, until the vast majority of the building construction near the cul-de-sacs have been completed
- Park Lot Status
 - Scott reported that there was not a lot of new information to share with residents as the Park and HOA Attorneys continue to work together to come to a mutually beneficial proposal
 - Frankfort Park District representative, Gina Hassett, attempted to speak to the HOA members by reading them a statement from the Park Attorney
 - This discussion was stopped by Scott and the

HOA Attorney as it was inappropriate to discuss publicly as the issue is currently in litigation

- Wu House Status
 - The HOA is currently issuing a daily fine to the Wu's, but the Wu's are in disagreement with such fines
 - BOD has made multiple attempts to meet with the Wu's to secure a timeline for completion of their house, but the Wu's have refused to meet to date
 - A noisy generator has been running at the property 24/7 which some residents find very disturbing. A letter is being sent to the Wu's to address having the generator turned off during non-working hours of construction
- Open Forum
 - Gina Hassett, Frankfort Park District employee, again attempted to speak to the HOA members by reading them a statement from the Park Attorney. She was informed again by Scott and the HOA Attorney that this was an inappropriate forum for this as the issue is currently in litigation.
 - A resident advised that there have been multiple sightings of coyotes on Ring-type doorbell cameras and suggested that all residents remain vigilant
- Meeting adjourned by Scott Little