

Five Oaks Homeowners Association Meeting

September 17, 2024

Board Members in Attendance: Scott Little, Bill Fanizzo, Pat Lynn, Donna Simonsen

- Meeting called to order by Scott Little
- Meeting minutes of June 18, 2024 approved
- New residents in attendance introduced and welcomed
- Financial Report provided by Sally Saccomando
 - Balance sheet reviewed
 - A reminder is given that contractor's building deposits are shown on the financial sheets but they are a deposit only and will be returned to the contractors upon successful completion of a new home
 - The 2025 Budget will be submitted at the next HOA meeting
 - An increase is anticipated in the annual Assessments
- Lake Updates
 - Solitude will be performing 1 more treatment to the lake in 2024
 - Our contract with Solitude continues through 2025
 - 2024 Cost = \$6,000 2025 Cost = \$6,240
- Landscaping Committee Updates provided by Lorie Golich
 - Front entrance landscaping has been completed
 - Eight new Green Giant Arborvitaes have been planted on the west end of the lake
 - Dead trees and bushes primarily from a storm earlier this year have been removed
 - Replacements will be planted in fall
 - The cul-de-sac on Jackson Branch Court will be updated with hard pruning and additional landscaping materials this fall
 - The project to install benches and landscaping materials at the boat launch lot will be completed in the very near future
 - Holiday lights will be installed at the front entranceway in November
- By-Laws and Covenants Re-Write Team update provided by Chris Jelenik
 - Next step in the rewriting process is for the HOA Attorney to review the documents and provide feedback to the Board of Directors. After this step, the documents will be ready to distribute to all residents for their review
 - An acceptance vote will take place by all residents and will require a 2/3 positive vote in order to approve

- Updates on new construction projects provided by Pat Lynn
 - Currently are 11 homes under construction
 - 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

- Open Forum
 - Park Lot Status

HOA Attorney reported that the next legal hearing regarding the Park lot is scheduled for September 26, 2024
 - Wu House Status
 - Resident Jeanne Markionni reported that she has been in contact with the Frankfort Village regarding on-going construction related issues with the Wu house and stated that the Village states they are going to pursue legal action (this statement has not been confirmed by the Board of Directors)

- Meeting adjourned by Scott Little