

## **Five Oaks Board Meeting Minutes**

**December 4, 2019**

Present: Belinda Olszewski (President), Pat Lynn (ARC Chairman), Bill Fanizzo (Lake Manager) and Peter Cokinos (Lake Manager) Sally Saccomando (Nemanich Consulting and Management, Inc.)

Absent: Sylvia Danahey (Treasurer), Laura Michalski (Secretary)

Meeting was called to order at 6:40 p.m. by Belinda Olszewski the President.

A motion from Howard Smith and seconded by Pat Lynn to approve the minutes of the meetings for September 25, 2019 (meeting with the residents at the village hall) and September 20, 2019 (meeting with the board members at village hall). Yes vote by William Fanizzo, Howard Smith, Pat Lynn, Peter Cokinos and Belinda Olszewski. Motion passed to approve the minutes as presented, no discussion.

Treasurer's Report was given by Sally Saccomando, Nemanich Consulting and Management, Inc. Sally gave a report and explained that the figures from Alps and Nemanich are going to be separate because of them taking over the account in the middle of the year.

A motion was made by Howard Smith and second by William Fanizzo to approve the Budget for 2020. Belinda Olszewski stated to the board if this budget is approved there will be a reduction of \$54.00. Belinda asked if there was any discussion. Vote was taken: Yes – Howard Smith, William Fanizzo, Peter Cokinos, Pat Lynn and Belinda Olszewski Budget passed.

A motion was made by Howard Smith and seconded by Peter Cokinos to approve of filing of a lawsuit to collect past due assessments and other charges for 11429 McKenna and 23272 Jackson Branch. Vote was taken; Yes – Howard Smith, William Fanizzo, Peter Cokinos, Pat Lynn and Belinda Olszewski. Motion passed.

A motion to approve the Website renewal was presented by Howard Smith and seconded by William Fanizzo. Discussion regarding keeping the website one more year. We have had a growing amount of hits on the website. The website is tastefully done and does have information that is available for the public. Howard Smith would like to see a sign installed as you come into the subdivision with the websites name; Fiveoaksassociation.com Vote was taken; Yes – Howard Smith, William Fanizzo, Peter Cokinos, Pat Lynn, and Belinda Olszewski. Motion passed.

Approval to reaffirm the Rip Rap that was installed at the west end and the east end of the lake in the amount of \$20,742.61 and also the addition \$3,000 from December 4<sup>th</sup> installation on the east end. William Fanizzo made the motion to approve and Peter Cokinos seconded the motion. Belinda Olszewski explained that the shoreline was eroding and we were losing the shoreline. Bill explained that the west shoreline was partially done and hoped to complete it in the future and the east shoreline was completed in its entirety. Vote was taken; Yes – William Fanizzo, Peter Cokinos, Pat Lynn, Howard Smith, and Belinda Olszewski.

Motion to approve Rip Rap that was installed at 11484 Rider Way (lot 099) and 11275 McKenna (lot 33) prior to the board meeting. William Fanizzo made the motion to approve and Peter Cokinos seconded the motion. Vote was taken; Yes – William Fanizzo, Peter Cokinos, Pat Lynn, Howard Smith, Belinda Olszewski.

Amendment 4.2 Architectural Review was discussed. Belinda Olszewski stated that this was something that needed to be addressed, there were strong options by several board members regarding items in this amendment. There were two homes in the subdivision that were approved with no stone. Howard stated that one of the home was going to have timbers over the doors and the opposite color. It was going to have archectural details and he was sure it was going to be beautiful. Howard stated that there were other areas of the convents that need to be reviewed and cleaned up. There were several residents that addressed their concerns. They believed that there should be stone and side garages as stated when they purchased their home.

Meeting adjourned