

**Five Oaks Homeowners Association Meeting
December 6, 2023**

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

- Meeting called to order by Scott Little
- Meeting minutes of September 29, 2023 approved
- New residents introduced
- By-Laws and Covenants Re-Write Team update provided by Chris Jelenik.
 - Completed approximately 90% of the Covenants
 - Once complete, Lake Rules will be addressed
- Treasury Report provided by Peter Cokinos
 - Balance sheet reviewed
 - Request made by resident for separate Lake and Land reports – Peter will investigate
- 2024 Budget approved
- Building Development status reported out by Howard Smith
 - Phase I has 73 lots. Currently have 56 lots that are either occupied or under construction. When 80% of lots (58) are completed, all lots in Phase I will be required to have sidewalks per our Declarations
 - Phase II will need 19 more lots developed to reach 80%
- February 12th is the next scheduled HOA Meeting at 6:30pm at Frankfort Village Hall
 - Elections for 3 open Board of Directors positions will take place
 - Residents will be able to vote in advance of the meeting electronically
 - Residents will receive information on how to do the voting from Nemanich
 - ****IMPORTANT****Make sure your email address is updated with Nemanich in order to receive the directions on electronic voting

- Resident Questions and comments
 - Park Lot status: Under discussion. No further update able to be provided
 - Welcome Committee: BOD in favor. Volunteers should contact Nemanich
 - Pet owners should be more mindful of picking up after their pets
 - Information about a potential Solar Farm in the general area provided to residents
- Meeting adjourned by Scott Little

**Five Oaks Lake Owners Meeting
December 6, 2023**

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

- Meeting led by Bill Fanizzo
- Lake Maintenance
 - Solitude performed maintenance two times per month starting in May
 - 2023 results were rough in the season beginning by came out well
 - Other companies bid for 2024 job, results \$5500 - \$9500
 - Solitude selected as source and will hold pricing at \$6000
 - Cost to dye the lake is \$350/occurrence and 4 times per season expected
- Boat Licenses
 - 1 license available in Spring of 2024
 - Price will be \$15,000 based on last sale of a license; cost is in line with other lake licenses in the general area
 - Decision to be made on how to award the license, i.e. Lottery, first-come, other

- Residents to contact BOD with any ideas they may have
 - No increases in watercraft permit costs for 2024
- Lake Inspection by Lake Managers
 - Next inspection planned for June
 - Contact Sally in advance if particular areas need the Lake Manager's attention
- Fish Stocking
 - Last stocked October 22 with 2"-4" smallmouth bass
 - Not planning on restocking until Covenants are rewritten to clarify verbiage on catch-and-release processes
 - Covenants Rewrite Team also needs to clarify if netting of fish is acceptable and if we follow the general Illinois DNR rules
 - Further discussions in 2024 to be had to understand what types of fish are being caught so that it can be determined what type should be included in future stocking plans
 - Algae is sometimes a problem on the lake and often lawn fertilizer (nitrogen) run-off adds to the problem. Bill Fanizzo to send out notification to lake residents of a chemical that can be used to help situation
- Slalom Course Update
 - Previously discussed at the Feb 2023 meeting. Board of Directors reviewed discussion points and feedback received and now offer a compromise
 - There will be no cost to Lake Owners. To be funded by 3 Lake residents personally
 - Desire a two-month trial period for the course of 26 buoys, June - August
 - At end of two months, Lake Owners feedback to be gathered and a final decision to be made
 - Pictures and videos of similar courses to be sent to Lake Owners for their understanding
 - Further discussions to be held