

Five Oaks Homeowners Association Meeting
February 12, 2024

Board Members in Attendance: Scott Little, Peter Cokinos, Bill Fanizzo (by phone), Donna Simonsen

- Meeting called to order by Scott Little
- Meeting minutes of December 6, 2023 approved
- No new residents in attendance to introduce
- Financial Report provided by Peter Cokinos
 - Balance sheet reviewed and no further questions raised
 - Arrangements being made to provide quarterly summary financial information to residents. Those desiring the information must provide Nemanich an email address
 - Lake owners to receive lake and land financials, all others to receive land financials
 - Discussion held if all residents should receive lake plus land financials
- By-Laws and Covenants Re-Write Team update provided by Chris Jelenik
 - First meeting was held 2/23/23, one year ago
 - High level timeline of activities was reviewed
 - Goal is to have a final version submitted back to residents by September
 - Approval will require a vote by the residents
 - Thank you to the Re-Write Team for the significant work they have completed to date
- Building Development status reported out by Scott Little
 - Updates on the status of the homes under construction was provided
 - When 80% of lots (58) are completed and occupancy permits are issued, all lots in Phase I will be required to install sidewalks per our Declarations
- Renewal of contract with Nemanich Consulting and Management
 - Final stages of contract renewal are in work.
 - Pricing is held for 2 years
 - Terms details are being finalized
 - Contract will run Jan 2024 – Dec 2025

- Resident Questions and comments
 - Vacant lot on Sunburst has 4 hay bales. Board will arrange for removal
 - Gina Hassett, Frankfort Park District employee, commented that the Park District does not intend to pay the annual Assessment dues which have been issued to them. References were made by her to the current litigation issues, however, President Scott Little indicated that this was not the proper forum to address this particular issue.
- Meeting adjourned by Scott Little

**Five Oaks Homeowners Association Meeting
Elections
February 12, 2024**

Board Members in Attendance: Scott Little, Peter Cokinos, Bill Fanizzo (by phone), Donna Simonsen

- Following are the 6 candidates on the ballot for the 3 open Board of Directors positions
 - Peter Cokinos
 - Bill Fanizzo
 - Grace Henton
 - Dennis Olszewski
 - Donna Simonsen
 - Frank Sramek
- With the exception of Dennis Olszewski who was not in attendance, all candidates briefly addressed the residents at the meeting on their desire for being on the Board of Directors
- Election Results: Successful candidates announced
 - Peter Cokinos
 - Bill Fanizzo
 - Donna Simonsen

- Approximately 60% of lot owners who voted had utilized the new on-line voting tool. The balance voted in person.