

Five Oaks Homeowners Association Meeting
September 19, 2023

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

Not in Attendance: Howard Smith, Bill Fanizzo

- Meeting called to order by Scott Little
- Meeting minutes of June 6, 2023 approved
- New residents introduced: Frankfort Park District represented by 3 Board members
 - History of how the ownership of the Five Oaks Park evolved presented by Gina Hassett
 - Park District and Five Oaks Board of Directors will continue to meet to resolve issues
- By-Laws and Covenants Re-Write Team update provided by Chris Jelenik.
 - Completed approximately 70% of the Covenants
 - Team of 8 has been meeting every other week since Feb 23, 2023 for 3 hours each time
 - Five Oaks very much appreciates the work this team has volunteered to do
 - Five Oaks attorney stated it would take legal approximately 3-4 months to complete their task once it is presented to them
- Web Site update given by Donna Simonsen.
 - Carole Jelenik continues to make improvements to the site
 - All residents are encouraged to use the site: fiveoaksfrankfort.com
 - Thank you to Carole for the outstanding work she volunteered to do on the site
- Subdivision Completion of Home Status:
 - Scott Little provided summary prepared by Howard Smith
 - Phase I: 73 lots including boat launch lot, 56 are completed or under construction or have a finished lot with a sidewalk; 77% complete
 - When 3 more lots are built upon, Phase I will become 80% complete and will require that all lots have sidewalks

installed

- Phase II: 59 lots including Park lot, 27 are completed or under construction or have a finished lot with a sidewalk; 46% complete
 - When 20 more lots are built upon, Phase II will become 80% complete and will require that all lots have sidewalks installed
- Lake Managers Report provided by Peter Cokinos
 - Providers Solitude and Premier Pond are being asked for bids for maintaining lake
 - Powdered dye that was used to dye lake was not as effective as liquid version
 - There will become available one boat license. Process for obtaining a boat license will be communicated to the residents via email in near future
- Treasury Report provided by Peter Cokinos
 - Balance sheet reviewed
 - Five Oaks has moved some of the cash in the accounts to short term CD's to gain much better interest than what a savings/checking account could provide
- Village of Frankfort Contact situation reported by Donna Simonsen
 - Anonymous call made to Village by person claiming to be an HOA Board Member
 - Complaint made about certain lots not being maintained by owner
 - Situation investigated and resolved with Village, Lot Owner, and Board
 - Residents requested to contact our Management Company if they have a complaint so that the Board can address
- Landscaping updates provided by Donna Simonsen
 - Front entrance currently undergoing improvements to enhance the area including new trees, perennials, mulch areas, and a flag
 - Thank you to Kathy Derrig for the use of her water supply after the planting of the trees
 - Boat launch lot being enhanced with trees, perennials, and rock to enhance the lot
 - West end property line weeds and growth are being cut back to improve aesthetics
 - One resident is concerned that weeds are growing

back and must be cut

- Board is in communication with Alan
Landscaping on the cutting plan
- Rules and Regulations approved by the Board of Directors
 - Implementation of electronic voting
 - Builders Deposits
 - Fines schedules
 - Management Company will forward to all owners
the details in near future
- Resident Questions and comments
 - Resident requested that the Agenda be sent out in
advance of the meetings
 - Resident requested update on Wu house which Scott
Little provided
- Next meeting anticipated to be held in early December.
Date TBD.