

Five Oaks Homeowners and Lakeowners Association

Board Meeting Minutes: May 29, 2019

Roll call: Present- Belinda Olszewski, William Fanizzo, Howard Smith, Laura Michalski, Pat Lynn, Peter Cokinos, and Sylvia Danahey

At the start of the meeting Belinda Olszewski discussed how this was going to be handled. Were we going to just discuss the items on the agenda and then have a verbal agreement? Peter stated that we could all vote on the items that he had checked with the attorney and also asked the two property management company that we were review today. And this is how they had said to do this.

Property Management Company Discussion below:

- Five Oaks has 126 total lots including 35 lake lots. Belinda recommended to inform Nemanich for an updated quote. Peter will contact Nemanich.
- 3 inspections per year for Nemanich. There are currently 40-45 Five Oaks Homes. Can Nemanich respond to violations? Peter will contact Nemanich.
- Motion by Howard to not consider Alps, Bill second it. All in favor. Peter will send a letter, copy the board to approve, and call Alps regarding the decision to terminate them. Peter recommended to have consistent message when speaking with Alps: "The board elected to go a different direction". All board members agreed.
- Nemanich comments: 3 inspections included (can we ask for a 4th to be included with proposal), they have an in-house attorney free of charge, take notes, what bank do they use? Nemanich has a link to the portal to view payments. Peter to ask Nemanich
- A/H: Include walk through for checking for lake pumps and stickers once a month. Has husband and wife and admin staff. Belinda checked their references a year prior and one reference said that he has to do the lawn services.
- Motion to vote for Property Management Company by Bill and seconded by Pat
- All in favor to take a vote for Nemanich: Yes
- All in favor to vote Nemanich as our Property Management Company: Yes by all 7 board – members
- Board agreed to ask Nemanich for revised proposal of \$500/month and get one more inspection for a total of 4 inspections/year.
- Bill will contact A/H regarding decision to not hire them

Signs: Done, thanks Belinda! Board members reported less dumping so far!

Video Camera: Peter received additional information regarding video camera. Thanks Peter! Peter will contact ComEd for power to feed the camera, which uses USB, there would be a cost to install and a monitoring fee. Belinda spoke with Police Dept and they recommended a camera with SIM card. Howard recommended a \$16.00 fake camera solar paneled with flashing light. Board discussed fake camera and consequences of that. It was decided to table the decision for a camera until we give the opportunity for residents to vote on having a camera and where in the subdivision before moving forward. Howard suggested a Neighborhood Crime Watch meeting.

Flowers: Done, thanks Belinda!

Trapper: Peter spoke with Trapper and he said we do have a significant issue in both the retention pond and lake. Trapping would have to be done in November Price TBD. Bill agreed to contact one additional Trapper for a quote. Ideally, we would want the Trapper to relocate the Muskrats or humanely euthanize them if the Trapper can't relocate them by state law. Thanks Peter and Bill!

Executive Session: Laura will contact Village of Frankfort regarding HOA meeting date availability. Belinda to provide Laura with Village contact's email address.

Park Property: Thanks Belinda for continued follow-up!

Pumps on lake: Bill stated there are 2 homes with lake pumps found, one family given a letter already and other family said they would remove it. Bill recommended to send a new letter by new management company stating the 2 homes have a deadline to remove the lake pumps or will be fined. Thanks Bill for continued follow-up!

Review Insurance Coverage: Nemanich to review insurance of Board and HOA. Belinda agreed to call current insurance company to add 3 new board members: Howard, Sylvia, and Laura.

Five Oaks Website: Belinda said we had 325 views!!! Awesome

Appointed Board of Director Positions:

- President: Belinda Olszewski
- Vice President: Howard Smith
- Secretary: Laura Michalski
- Treasurer: Sylvia Danahey
- ARC: Pat Lynn, William Fanizzo, Peter Cokinos and Laura Michalski; however, ARC committee will email all board members with all plans they receive. Sylvia Danahey kindly offered to be back up if Laura Michalski is out of state for work and cannot review and vote on plans within designated time frame.
- Lake Manager: William Fanizzo and Peter Cokinos
- Website Manager: Howard Smith and Belinda Olszewski

Thank you to Howard for the positive messages in closing of our Board Meeting!

Thank you to Pat for graciously allowing us to have our first Board Meeting in his model home!