

## Five Oaks HOA Meeting Minutes: Dec 1, 2020

Present: Gregg Prskalo (President), Howard Smith (Vice President) present but had technical difficulties, Pat Lynn (ARC Chairman), Laura Michalski (Secretary), Peter Cokinos (Lake Manager), Bill Fanizzo (Lake Manager), and Sally Saccomando (Nemanich Consulting and Management, Inc.)

Meeting was called to order at 6:44 pm by Gregg Prskalo

A motion from Gregg Prskalo and seconded by Laura Michalski to approve the minutes for Aug 12, 2020 (Zoom meeting with the residents) All in favor: Yes, Motion passed to approve the minutes

President's Report reviewed by Gregg Prskalo

Financial Report as of Oct 31 2020 reviewed by Sally Saccomando.

Property Manager's Report reviewed by Sally Saccomando: Lots have been cut. Last inspection was October. Contacted a few land owners in violation. Fall decorations were completed, Nemanich emailed residents regarding recent crime.

Lake Manager's Report reviewed by Bill Fanizzo and Peter Cokinos: Dredging quote for 1 acre per year \$26,920 x 11 = \$297,000. Lasts 5 years. Alternative is muck pellets reduce muck 3-5 inches per year \$3600 plus labor. Lake owners can do labor. Recommendation is to try pellets first before dredging. Sally Saccomando reviewed importance of dredging the lake. Dye lake to reduce algae growth, \$4000 per year. Reduce lake licenses from 15 to a lower number compared to other lakes of similar size, currently we 5 licenses. Update lake rules. 6 vacant lake lots.

### Old Business

- Collection Update: in the process Legally, court dates scheduled, and overdue balances were discussed
- Park Update: Currently we are trying to get them to pay overdue money. Court case is coming up. Getting responses from the owners of land.

### New Business

- Discussion of Camera System: To add a camera system at the entrance that captures car license plates. One system had 2 cameras with motion detector and only records and captures car licenses entering and exiting. Need an enclosure to protect the camera from the elements. Internet back up vs DVR. One resident works for a camera security company and will work with Nemanich for a quote. Windy Hill is another company a resident recommended to call for a quote.
- Holiday Decorations: A thank you to Howard Smith and Pat Lynn decorating for the Fall. Sally Saccomando reviewed 2 company quotes for Christmas. A thank you to Belinda Olszewski and residents for previously decorating. Greg Prskalo recommended forming a decorating committee with Belinda Olszewski and 1-2 board members. Any residents interested in joining a decorating committee please contact Nemanich via email by Thurs Dec 3.

- 2021 Budget: motion to approve budget by Peter Cokinos, seconded by Greg Prskalo, all in favor: Yes, Motion passed to approve the 2021 budget

#### Open Forum

- Sally Saccomando agreed to make a camera security system a priority.
- Estate Sale attendees recorded a video on FB/U-tube of everyone's houses. Resident asked if we can regulate estate sales.
- Resident asked if west end of riprap to be completed before we dredge lake. Greg Prskalo said we are looking into adding riprap in the spring or summer next year
- Resident asked if we can improve landscaping on west end of the entrance. Sally Saccomando will look into quotes.
- Resident asked if Board is replacing former Treasurer. Please contact Nemanich if you are interested in joining the Board
- Five Oaks website is outdated with next HOA meeting dates.
- Resident recommended we put limits on legal fees
- Resident asked if Board had formal or informal meetings. Greg Prskalo stated the Board meetings were informal.
- Resident stated a camera system may not be able to know which car did the crime.
- Discussed collections, liens, and limits for the future.
- Resident asked how many lots are in collections, which is 5 lots plus the Park
- Resident asked about improvements for 2021 for example: the front entrance hasn't been updated in over 10 years and culvert in Bahia Ct has debris. Resident asked for more upscale street signs similar to across the street. Greg Prskalo recommended a committee can be formed to address this. Resident recommended a landscaping committee, lake owners committee, etc. and would like to be more informed in the future. Resident asked how to establish the landscaping committee. Sally Saccomando will send out letter regarding Board vacancy and who would like to be on decorating, landscaping, and lake owners committees.

Motion to adjourn meeting by Gregg Prskalo, second by Peter Cokinos, all in favor: Yes