

VILLAS OF OAK POINTE ASSOCIATION
Board Meeting Minutes
January 13, 2026

- Call Meeting to Order: 10:04 am
- Review/Approve November 18, 2025: meeting minutes: Approved
- Treasurers Report:

	Current Month <u>12/31/2025</u>	Year to Date <u>3/1- 12/31/25</u>
Total Operating Income	17,753.23	181,048.64
Total Operating Expenses	16,531.27	176,275.01
Checking Account		22,921.23
Reserve Account		147,165.81
Certificate of Deposit (5/19/26)		51,234.42
Certificate of Deposit Matured 12/27/25 - Repurchase in January with First Citizens Bank Maturity 7/6/26		55,402.74

- Cummings Report
 - Financials: **AT&T Antenna payment needs to be mailed to Cummings. Verizon Antenna payment received-deposit in January 2026. Reviewed late dues payments. Need to send notice reminding of new payment process (done) and upcoming dues increase (need to send).**
 - Budget: Reviewed a draft of 2026/27 budget by line. Minor changes made. Still need to decide on reserve projects and get estimates.
 - Modification Requests: Reviewed the two open requests.
 - Outstanding Work Orders: Jeremy checking 4440 mailbox work order if complete.
(Is complete not invoiced).
 - No Other Outstanding Issues

- Committee Report
 - Boats: Nothing current to report.
 - Architectural: Nothing to report.
 - Landscaping: Have a couple dead trees by water tower to be replaced in 2026.
 - Beautification: Front entrance: Come Spring will need mulch and decide on what flowers should go in the planting beds. Will also need to get bids/help in developing a broad redesign of the front entrance. Line up Ronald's for spring tree spraying.
 - Ponds: Focus on pond 4 in 2026.
 - Common Areas: Nothing to report this meeting.
 - Social Committee: Committee is good with the 2026 budget.
 - Sunshine Committee: Nothing to report.
 - Long Term Planning: Reviewed list of projects. Will ask boat committee to verify projects they listed for 2026. Plan to focus on making improvements at Pond 4 in 2026. Need to get cost estimates.

- Old Business
 - Homeowners Energy Policy Act – Not discussed. Will cover next meeting.

- New Business

- Meeting Ended: Meeting adjourned at 12:28 pm
- Next Meeting Scheduled: Tuesday February 10 – 10:00 am