



Villas of Oak Pointe Annual Meeting 4/29/25

AGENDA

- Call to Order
- Welcome and Introduction
- Financial Report
- Board Report
- Committee Reports
- Long Range Planning
- Nominations & Elections
- Cummings Report
- Open Discussion
- Adjournment





Welcome and Introduction

- Call to Order - Quorum Declaration
- Welcome
- Board of Directors
 - Lois Yardley - President
 - Jim Graff - Vice President
 - Brad Robinson - Secretary
 - Carlene Reinhold - Treasurer
 - Cummings Property Management
Jeremy Daunt

Financial Report Summary

Bank Balances as of

	<u>2/29/24</u>	<u>2/28/25</u>
Checking	\$ 7,704.54	\$ 22,974.27
Reserves	\$180,466.30	\$158,652.05

Certificate of

Deposit	\$ 50,000.00	\$ 53,068.17
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Fiscal Year 2024 Budget Comparison

			2024				2025
		Budget	Actual		Difference		Budget
Income							
Condo Fees		187,860	187,860.00		0.00		193,920
Late Fees		1,000	450.00		(550.00)		
Other Income - Antenna		25,400	25,392.00		(8.00)		25,400
Interest Income (MM)			4,165.33		4,165.33		2,680
Interest Income (CD)			3,068.17		3,068.17		3,000
Total Income		214,260	220,935.50		6,675.50		225,000
Expense							
Administration		29,800	29,554.95		(245.05)		28,900
Insurance		3,000	2,944.00		(56.00)		3,350
Utilities		5,700	6,767.53		1,067.53		6,500
Ground Maintenance		53,460	48,042.89		(5,417.11)		64,200
Ponds		13,500	12,729.87		(770.13)		16,500
Boats		22,000	24,886.67		2,886.67		22,000
Property Expense		1,000	4,927.00		3,927.00		1,000
Taxes		4,200	1,102.00		(3,098.00)		4,550
Transfer to Reserve Account		81,600	81,600.00		0.00		78,000
Total Expense		214,260	212,554.91		(1,705.09)		225,000
Reserve Expense - Pathways			97,500.00				

Board Report - 2024

- 9 New residents in 2024
- Modification Requests
- Contracted with Ever-So-Green
- Walking Paths
- Ponds, Spillways, Drains
- Landscaping – Spraying to preserve trees, replacing lost trees
- Beautification – Front entrance and cul-de-sacs.

Board Focus

- Assure Bylaws, Rules & Regulations are followed
- Uphold Architectural Standards

All plans for exterior changes and modifications must be submitted to Cummings Management for approval by the Board of Directors prior to initiation of work.
- Establish a budget, a long-range plan, and manage the financial health of the association

Board Focus cont'd

- Oversight of ongoing and future large projects - for example:
 - Street Repairs and replacement
 - Pond stabilization and maintenance
 - Path repair and maintenance
 - Mailbox repairs and replacement
 - Guardhouse repairs

Committees

Ponds – Brett Ellis

Boats – Chris Bentley and Brett Ellis

Boat use coordinators – Dale Love & Dave Patterson

Social – Sharon Zatkin, Committee Contact

Architectural – Meg Graff
(Consultant Alyce Riemenschneider)

Landscaping – Residential and Common

Beautification - Barb & Tom Sullivan

Sunshine – Carlene Reinhold & Lois Yardley

Website Coordinator – Marsha Choley

Book Club – MaryEllen Ellis & Sharon Zatkin

Security Liaison – Hank Budesky

PONDS

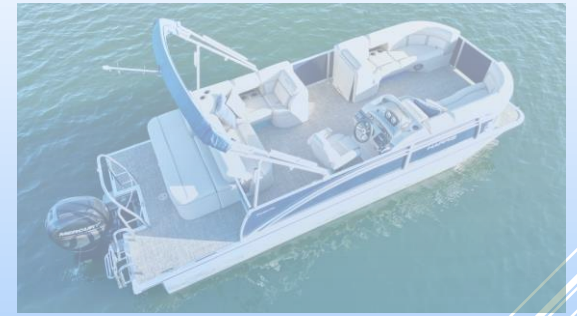
- Pond One - Fountain was replaced in 2022. The pump is 15 to 20 years old
- Pond Two – Is a dry pond and the pump is 3 to 4 years old
- Pond Three – Is our highest risk pond. When Pond 3 reaches a high-water level, it is pumped to Pond 4.
- Pond Four – Fountain has been replaced in the last 4 years.
- Pond Five – Fountain has been maintained. This pond overflows to the driving range

Long Range Planning will discuss ponds in more detail.



BOAT COMMITTEE 2024 / 2025 Overview

**Contact Dale Love at
headofclass01@hotmail.com
to sign up for boat use**



Chair – Chris Bentley

Maintenance & Repair – Brett Ellis

Maintenance, Repair/Boat Check – Gary Riling

Orientation Cruise & Boat Check – Al Sopha

Authorized Use Coordinator – Dale Love

Boat Reservation System (BRS) – Dave Patterson

4th of July Lottery – Ann Marie Sopha



- **2024 Boat Reservations 193**
- **2023 Boat Reservations 256**
- **2022 Boat Reservations 183**
- **2021 Boat Reservations 168**

- **2024 Reservations – Good Spread of Use**
 - BenEE 61**
 - Big Ben 52**
 - Little Ben 25**
 - Tri Toon 55**



- May and October had least amount of use
- June, July, August, Sept had 91% of use
- July had 33% of use
- Replaced canvas seat covers on Little Ben and Big Ben in 2024
- Replacing gas and cleanliness of boats continue as top complaints

As a reminder, please level gas at half a tank and thoroughly clean the boat for next use.

ARCHITECTURAL COMMITTEE

Modifications: Meg Graff

Design Consultant: Alyce Riemenschneider

Functions as:

- A guardian of the community's aesthetic and structural integrity
- Provides guidance when requested
- Reviews modification requests and recommends approval to the Board

Through these activities the committee maintains the original vision of a distinctive European cottage-style community with a color palette designed to blend with the surrounding oaks and pines.

2024 Modification Requests

Total of 43

Paint 11

Roof 9

Landscape 9

Driveway 3

Windows 3

Deck 3

Garage Door 2

Underdeck Structure 1

Awning 1

Generator 1

SOCIAL COMMITTEE

Carol Cameron

Mary Ellen Ellis

Jann Felske

Lou Ann Goldblatt

Diana Patterson

Del Sawka

Sheila Tarnacki

Pat Wolney

Sharon Zatzkin

Social Committee

2024 / 2025 Events

June 14, 2024 – Spring Pool Mixer

July 27, 2024 – Block Party/Summer Picnic

Sept 29, 2024 – Fall Golf Scramble

December 8, 2024 – Holiday Party

Planning new themes for 2025!

SUNSHINE COMMITTEE

The Sunshine Committee greets new residents to the Villas by providing a welcome gift along with a welcome packet.

In addition, to honor a loved one, the committee sends a bereavement gift of flowers to the family.

If anyone is interested in helping with the Sunshine Committee, let us know.

VILLAS OF OAK POINTE WEBSITE

Marsha Choley – Coordinator

The Villas website is a resource for the community.

- Resident Directory
- Exterior Color Palettes
- Bylaws, modification Rules & Regulations
- Board Meeting Minutes & Newsletters
- The Boat Reservation System (BRS)
- Other amenities

BOOK CLUB

Mary Ellen Ellis
Sharon Zatzkin

**The Villas Book Club meets the 4th
Wednesday of each month at 6 pm at OPCC.**

SECURITY LIAISON

Hank Budesky

Long Term Planning Committee

Long Term Planning Committee Purpose

- Advise and recommend to Board future finance requirements and timing for annual services and larger, non-routine projects
 - Help preserve homeowner value
 - Maintain or enhance the beauty of the Villas
 - Help ensure the financial health of the Villas association
- Specifically
 - Provide a 10-year rolling forecast of income, expenses, and reserve balance
 - Project future costs for annual services/maintenance
 - Project timing/cost of larger, non-routine projects
 - Maintain a sufficient reserve balance to avoid special assessments
 - Make recommendations for annual assessment

Asset Areas of Focus

- Ponds, Spillways, Drains
- Boats
- Roads
- Landscaping
- Pathways
- Guard House, Building by Water Tower, Signs



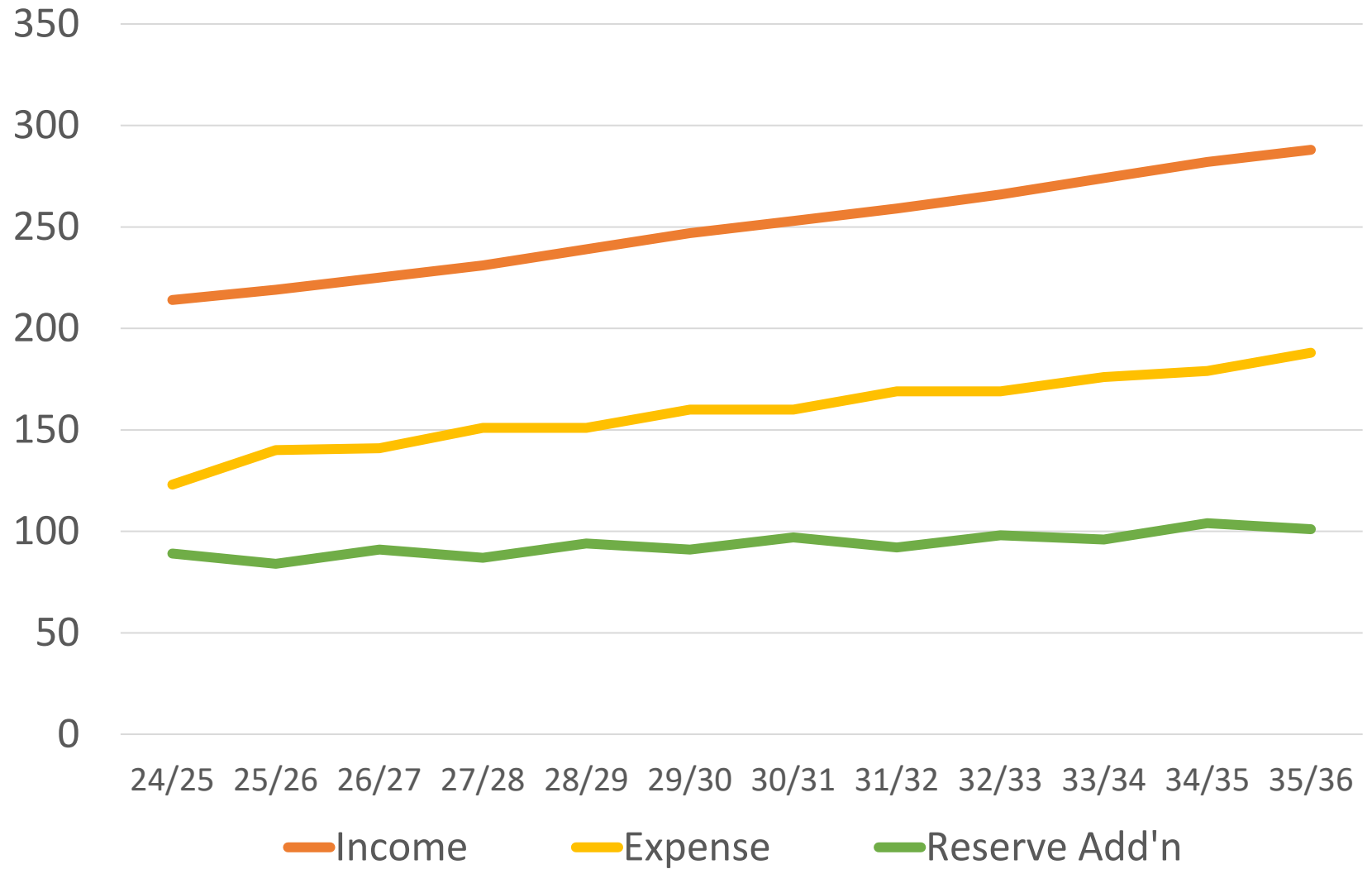
Expenses (Annual Services/Maintenance)

- Management Company
- Insurance
- Taxes
- Landscape (lawns, sprinklers, flowers, mulch, trees, fall clean-up)
- Boats (dock fees, insurance, registration, storage)
- Ponds (weed treatment, pumping, critter control)
- Snow removal
- Social events
- Road patching

Reserve Spend (Larger, Non-routine Projects)

- Landscape change/refresh
- Paving and concrete replacement
- Boats (covers, refurbish, replace)
- Ponds, Spillways, and Drains (pumping systems, rebuild spillways)
- Buildings (Painting, roof replacement)

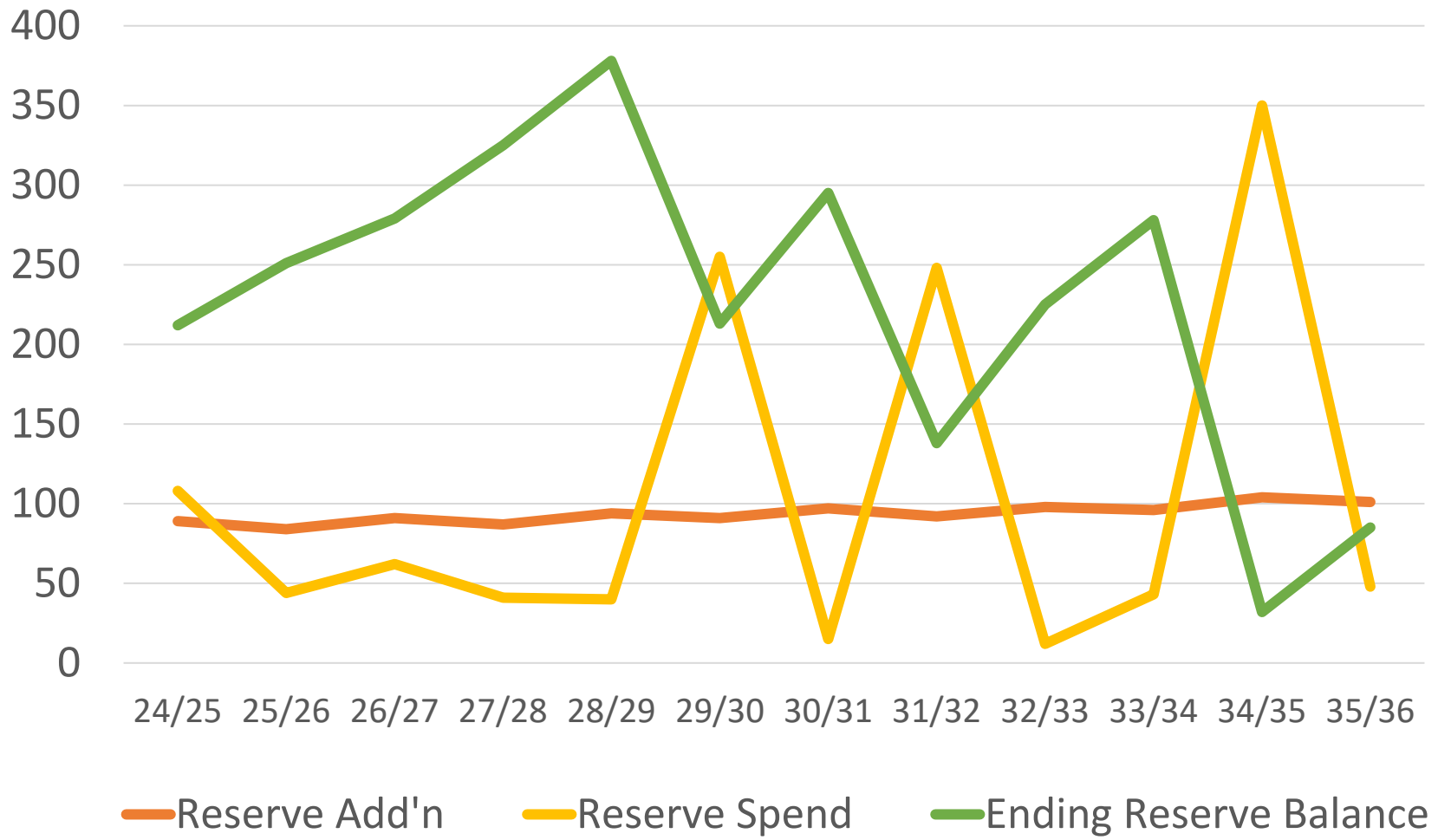
Villas' Forecast ('000 \$)



Villas Financial Forecast

- Over the next 10 years
 - Just under 3% year-on-year increase in income
 - Just under 4% year-on-year increase in expenses
 - Oak Pointe is assuming a 5% annual increase in expenses
 - Add \$85K - \$104K each year to reserve balance
- Forecasting enough reserve to fund projects over next 10 years , BUT:
 - Depends on actual increases in expenses and projects
 - Depends on timing of projects
 - Additional projects not yet forecasted

Villas Reserve Forecast ('000 \$)



Proposed Project Spend Over Next 10 years

- Roads
 - \$821,000 – in 2nd half of period
- Boats
 - \$166,000 – throughout period
- Ponds, spillway, drains
 - \$127,000 – more in 1st half of period
 - Mostly ponds 3, 4, and 1
- Landscaping
 - \$44,000 –early and late in period
 - Need plans and proposals

Proposed Project Spend for 2025/26

- Ponds, Spillways (\$32,300)
 - Spillways ponds 3 and 4
 - Secondary back-up pump pond 3
- Boats (\$2,500)
 - Cover for Tritoon
- Landscaping (\$9,200)
 - Refresh entrance landscape

Board of Directors Nominations and Elections

- 2 two-year Board positions open
- Lois Yardley and Carlene Reinhold have volunteered to continue serving on the Board and will be appointed by acclamation

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Use your online Dashboard
@ CummingsManagement.com to:

- Pay Association dues
- Manage your account
- Submit service and ARC requests
- Access Association documents (Bylaws, Rules and Regulations, Board agendas, meeting minutes, and other helpful information)
- Update your profile information and contact preferences
- Stay informed about your Association



Association Dues Payment Options

1. Set up a recurring payment with PayLease @ CummingsManagement.com, or pay with credit card
2. Set up a recurring payment through your personal bank



Association Dues Payment Options



3. Mail in a check for association dues
(Coupons)

4. ACH {Automated Clearing House}-
Owners to complete form to have
payments automatically withdrawn by
Cummings. *\$25 per year fee is the
responsibility of the Co-Owner



Questions & Answers

Thank you for attending!

CPM Contacts

Phone

(810) 715-5310 or (800) 965-5292

Jeremy Daunt– Ext. 140

Maggie Snyder– Ext. 125



Email

jeremy.daunt@cummingspm.com

maggie.snyder@cummingspm.com

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