

Villas Of Oak Pointe

Annual Residents Meeting Minutes - April 29, 2025

- Call to Order: The meeting was called to Order at 6:30 pm by Lois Yardley. Cummings Management established that a Quorum was present.
- Welcome and Introduction: New residents were asked to introduce themselves.
- Financial Report: Carlene Reinhold shared information regarding bank balances to include checking reserves and certificate of deposit. There were no questions from the residents.
- Brad Robinson reviewed the fiscal year budget comparison which showed budgets for 2024 and 2025.
- Board Report: Lois Yardley reported that the Villas had 9 new residents in 2024; that a contract was established with Ever So Green for landscaping services; walking paths were repaired; ponds, spillways and drains were evaluated; spraying has taken place to preserve trees; trees will be replaced, and flowers will be planted at the front entrance.
- The roles and activities of the board were reviewed and explained.
- Committee Reports:
 - Ponds – Brett Ellis reviewed the current status of the ponds. One question – Status on muskrats (8 so far this year)
 - Boats – Slides were reviewed by Jack Sawka to show use in 2024. A resident claimed boats do not have state required safety equipment. The committee will verify and show residents where to find the items if desired. Dale Love presented information about the use of boats, orientation, and the Boat Reservation System (BRS).
 - Architectural – Meg Graff reviewed that the functions of the architectural committee are to act as the guardian of the community's aesthetic and structural integrity, provide guidance when requested, and review modification requests. A total of 43 modification requests were made during 2024.
 - Social Committee – Sharon Zatkan introduced the Social Committee and shared information about the activities that took place in 2024.

- Sunshine – A summary of the sunshine committee's responsibilities was reviewed.
- Website Coordinator – Marsha Choley was introduced as the website coordinator.
- Book Club – Sharon Zarkin and Mary Ellis talked about the book club.
- Long Range Planning – Presentation made by Jim Graff.
 - Question – Length of cell tower lease – Jim stated 2038 with 15% increases every 5 years.
 - Question – Will 800K paving lead to an assessment – No, based on the current 10 year projection, but that will depend on the actual costs the Villas incurs over the coming years as well as the actual cost and timing of the reserve projects undertaken. We may at some point in the future have to increase the amount that we annually raise the assessment.
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- Nominations & Elections: Open for nominations. One volunteer (Joe Luzynski) to replace a person that may want to step down. Motion to Close Nominations – Closed. Lois and Carlene voted in.
- Cummings Report – Jeremy Daunt reviewed the Cummings slides and explained the role of Cummings Management.
- Open Discussion
 - Dale Love – Club drive and Villa France vehicle speed is unsafe.
 - How to get preferred vendors on the VOOP list? Contact Marsha Choley
 - Lenga – What to do with the tree line – pines are going bad. Questions regarding survey lines and who is responsible.
 - Linenger – Can we do maintenance/dredge on Pond 5 now while water is low? The board will follow up.
- Adjournment: Motion to adjourn. Passed 7:45 pm