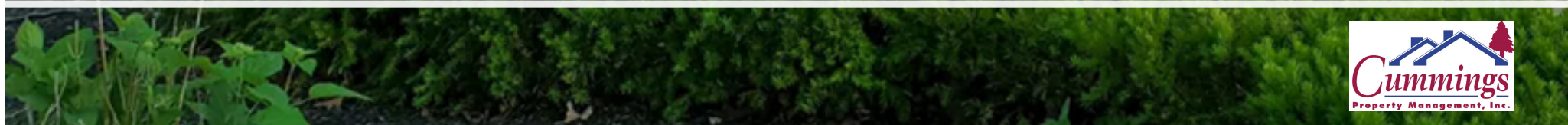




Villas of Oak Pointe Annual Meeting 5/15/24



Agenda

- Call to order
- Welcome and Introduction
- Board Report
- Long Term Planning
- Committees Report
- Open Discussion
- Adjournment





Welcome and Introduction

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

Board Report

Thank You Volunteers!

Committees

BOAT

Chair – Chris Bentley

Maint. & Repair – Brett Ellis

Maint. & Repair/Boat Check – Gary Riling

Maint. & Repair – NEED VOLUNTEER

Orientation Cruise & Boat Check – Al Sopha

Authorize User Coordinator – Jack Sawka

BRS: Boat Reservation System Manager – Dave Patterson

Conduct 4th of July Drawing – Ann Marie Sopha

Launch/Haul Out – NEED VOLUNTEER

Thank You Volunteers! Committees

LANDSCAPE

PONDS – Brett Ellis

NEED VOLUNTEERS

LANDSCAPING -

**COMMON AREA/RESIDENTIAL
MODIFICATION REQUESTS**

NEED VOLUNTEERS

Thank You Volunteers! Committees

ARCHITECTURAL

**MODIFICATION REQUESTS – Meg Graff
NEED VOLUNTEERS**

**ARCHITECTURAL DESIGN CONSULTANT –
Alyce Riemenschneider**

ARCHITECTURAL

The homes in the Villas of Oak Pointe were originally built to nestle into the natural landscape and beauty of this lake and golf course terrain. The color palette was determined originally by the developer to blend with the tones of the surrounding oaks and pines.

Six classifications of color palettes were developed based upon the various bricks and shingles used on the homes. Some homes were built without brick, which meant that the home simply could not be painted the same as the house next to it on either side. This is also true for homes with bricks.

Because of the multiple home styles, and the multiple color palettes, it was determined that a set of standards be developed and maintained so that we do not have homes that do not blend in with our natural landscape.

At the time that the original homeowners needed to paint their homes and re-shingle their roofs, a few additional color choices were added to the palette. These tones added soft blacks for shutters and shingles, and other tones that remained within the 'warm' palette of tans and greens. Brick red and soft salmon were used as shutter tones with homes with coordinating shingles and bricks.

Options were also provided to replace the garage doors with carriage style doors and specifics provided with guidance for the correct size of replacement garage lights.

Presently, we are providing additional color palettes for each classification which all remain within the 'warm' family of tones and relate to the existing color palette. The six classifications are clearly defined and a seventh classification for homes without brick will be provided. The Benjamin Moore colors are replaced with corresponding Sherwin William paint colors, and all obsolete Sherwin William paint colors are now replaced with their new paint color names and numbers.

These new finishes will provide options for deeper as well as lighter siding colors as well as trim colors which coordinate with the almond or putty tone of our window frames. As each homeowner evaluates changes they are considering, they should provide details regarding the paint color and number, where they wish to use it, and acknowledgement that their home will not match a home on either side. Sketches with notes are helpful with your requests to aid in securing the approval required to proceed.

Our unique European cottage-style group of homes continues to be a source of pride for our community as we each express our own individuality within the common goal to remain cohesive in our selections.

ARCHITECTURAL

The Architectural Review Committee is headed by Alyce Riemenschneider, a professional Architectural Designer, who built one of the first homes here and who served on the very first Board of Directors, and worked closely with the Developer as the community was released to govern itself. Alyce has 45 years of national and international experience designing prestigious buildings for Universities, communities and governments. In addition to her award-winning public buildings, she has extensive design experience in high-end residential projects for which she is also nationally acclaimed.

Meg Graff will be the contact person for all homeowners in the Villas to review the paint samples and composite sheets, which will become available close to June 1, 2024. A binder for each home scheme has been developed and within each binder are large samples of each paint selection for your use.

Submittals with your selections should then be submitted to Meg Graff, who will coordinate with the Board to finalize your approvals.

Thank You Volunteers! Committees

SUNSHINE

Welcome/Memorial Coordinator –
Diana Patterson

Website Coordinator –
Marsha Choley

Thank You Volunteers!

Committees

SOCIAL

Annette Bentley
Carol Cameron
Mary Ellen Ellis
Jann Felske
Lou Ann Goldblatt
Lisa Mancini
Diana Patterson
Del Sawka
Julie Suchodolski
Sheila Tarnacki
Pat Wolney

Thank You Volunteers!

Committees

LONG-TERM PLANNING

Jim Graff

SAFETY OFFICER

Hank Budesky

BOOK CLUB

Christie Christian

Board Focus

- Assure Bylaws, Rules & Regulations are followed
- Upholding ARC/Modification Standards
 - Reminder All exterior changes/modifications to your Unit must be submitted on CummingsManagement.com and have approval by the Board of Directors prior to starting work.
- Health of Association Responsibility
 - Trees and Plantings

Board Focus

- Oversight of ongoing and future large projects - for example:
 - Guard House repairs
 - Pathway project
 - Pond beautification and maintenance projects
 - Street repairs and replacement
 - Mailbox repairs and replacement

Financial Report

ASSETS

Bank Balances as of

	<u>2/28/23</u>	<u>2/29/24</u>
Checking	\$ 5,701.37	\$ 7,704.54
Reserves	\$185,133.12	\$180,466.30
Certificate of Deposit		\$ 50,000.00

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. *\$20 per year fee is the
responsibility of the Co-Owner



Committee Reports

Long Term Planning Committee

Long Term Planning Committee

- Committee rationale and purpose
- Asset areas for consideration
- Proposed project schedule
- Specific recommendations

Committee Rationale and Purpose

- Rationale
 - Our neighborhood is 20+ years old and refresh is needed in several areas
 - Preventative maintenance and beautification of Villas' assets are needed to
 - Preserve homeowner value
 - Maintain / enhance Villas' vision of vacation living at home
- Purpose
 - Evaluate future maintenance /enhancement projects, timing, and finance requirements such that projects are executed while maintaining the financial health of Villas
 - Make project and finance recommendations to the Villas Board

Asset Areas of Focus

- Ponds – sustainability, animal & algae control, beautification
- Boats – periodic fleet replacement
- Roads – repaving
- Walking paths – repave and beautification
- Trees / landscaping
- Common areas / guard house



Projects – 2022 - 24

2022

- Spillway Repairs – (storm drainage)
- Replace Harris Boat
- Landscaping

2023

- Walking Path Resurface – Obtain Bids and evaluate options
- Guard house update
- Initiate/Evaluate Landscaping Upgrades
- Secure Pond Shorelines
- Evaluate Landscape Beautification
- Traded-In Harris Boat for Bennington – Ben EE

2024

- Phase 2 - Walking Path Resurface
- Street - Asphalt Repairs

Proposed Project Schedule

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Roads							X	X		X	
Concrete								X		X	
Pathways		X	X	X							
Drains/Spillways	X										
Guard House		X									
Signs		X	X								
Asphalt Repair	X		X								
Landscaping	X	X									X
Boats	X		X	X		X	X	X		X	X
Ponds		X	X		X			X			X

Forecasted Operating Budget														
		2023/24		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
	Budget	Actual	Variance	Budget	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Income		\$150		\$155	\$160	\$165	\$170	\$175	\$180	\$185	\$190	\$195	\$200	\$205
Assessment Income	181,800.00	181,800.00	0.00	187,860	193,920	199,980	206,040	212,100	218,160	224,220	230,280	236,340	242,400	248,460
User Fee Income	1,000.00	1,030.00	30.00	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Cell Antenna Income	25,400.00	25,392.00	(8.00)	25,400	25,392	25,392	27,296	29,200	29,200	29,200	29,200	29,200	33,580	33,580
Interest Income		499.30	499.30	450	450	450	470	500	520	450	470	370	400	270
Special Assessment														
Total Income	208,200.00	208,721.30	521.30	214,710	220,762	226,822	234,806	242,800	248,880	254,870	260,950	266,910	277,380	283,310
Expenses														
Management Fee	17,000.00	17,170.00	170.00	18,400	18,400	18,400	18,400	19,800	19,800	19,800	19,800	21,200	21,200	21,200
Administrative	4,800.00	5,080.44	280.44	5,000	5,000	5,250	5,250	5,250	5,500	5,500	5,500	5,750	5,750	5,750
Accounting Services	2,000.00	1,015.00	(985.00)	2,000	2,000	2,000	2,000	2,000	2,150	2,150	2,150	2,150	2,150	2,300
Legal Services	1,000.00	1,215.00	215.00	1,000	1,000	1,000	1,100	1,100	1,100	1,100	1,200	1,200	1,200	1,200
Tax Return	5,500.00	5,996.00	496.00	4,200	5,000	5,000	5,000	5,250	5,250	5,250	5,250	5,250	5,500	5,500
Social Committees	3,400.00	3,345.62	(54.38)	3,400	3,400	3,400	3,400	3,600	3,600	3,600	3,600	3,800	3,800	3,800
Insurance	2,800.00	2,961.00	161.00	3,000	3,000	3,000	3,000	3,300	3,300	3,300	3,300	3,600	3,600	3,600
Utilities	5,500.00	5,663.09	163.09	5,700	5,800	5,900	6,000	6,100	6,200	6,300	6,400	6,500	6,600	6,700
Snow Removal	15,000.00	14,104.18	(895.82)	15,000	15,000	15,000	15,500	15,500	15,500	16,000	16,000	16,000	16,500	16,500
Ponds	13,000.00	10,183.50	(2,816.50)	13,500	13,000	13,300	13,300	13,300	13,600	13,600	13,600	13,900	13,900	13,900
Landscaping-Mowing/Fertilization	14,000.00	12,249.97	(1,750.03)	14,800	14,000	14,000	14,000	14,500	14,500	14,500	15,000	15,000	15,000	15,500
Grounds-Flowers/Mulch/Lighting	9,600.00	10,065.46	465.46	9,460	10,000	10,000	10,500	11,000	11,400	11,800	12,200	12,600	13,000	13,500
Sprinklers	1,100.00	1,626.00	526.00	1,600	1,600	1,600	1,900	1,900	1,900	1,900	2,200	2,200	2,200	2,200
Tree Services - Treatment	6,500.00	6,286.15	(213.85)	6,500	6,500	6,500	6,500	6,500	7,000	7,000	7,000	7,000	7,000	7,000
Tree Services - Trim/Removal	6,000.00	8,625.00	2,625.00	6,000	6,000	6,000	6,000	6,000	6,500	6,500	6,500	6,500	6,500	6,500
Repair & Maintenance	1,100.00	902.76	(197.24)	1,100	1,100	1,100	1,200	1,200	1,200	1,200	1,400	1,400	1,400	1,400
Boating Expenses	21,900.00	20,778.21	(1,121.79)	22,000	22,500	22,500	23,000	23,000	23,000	23,500	23,500	23,500	23,500	24,000
Reserve Contribution	78,000.00	78,000.00	0.00	81,600	87,012	92,422	98,286	103,000	106,860	111,420	115,880	118,990	128,180	132,490
Total Expenses	208,200.00	205,267.38	(2,932.62)	214,260	220,312	226,372	234,336	242,300	248,360	254,420	260,480	266,540	276,980	283,040
Operating Income/Loss			\$ 3,453.92											

[illegible]

Takeaways from Financial/Reserve Analysis

- Monthly assessments will need to increase to maintain/enhance the Villas due to the age of the community and the increased cost of goods and services.
- The timing and size of the increase will depend on the cost and phasing of projects requiring expenditures from the reserve.
- For the Villas association to achieve the above and maintain good financial health, the annual contribution to the reserve should be no less than $\frac{1}{2}$ of the annual assessment income.

Recommendations



Obtain updated costs to redo walking paths, stabilize pond shorelines.



All reserve projects greater than \$4,000 we get quotes from 3 contractors whenever possible.



Determine specific plan/design concept for beautification around Pond 3, get quotes.



Determine concept and costs for enhancements to common areas.

Social Committee

Committee Report

No Social Events posted at this time.

Sunshine Committee

Committee Report

2023 – Two new residents moved into the Villas.

Website – Please review your information on the website.

Contact Marsha Choley to make corrections.

Submit picture for the directory.

Contractor Directory has been updated.

Exterior Color palette has been updated.

Modification Rules & Regulations will be updated soon.

Boat Committee

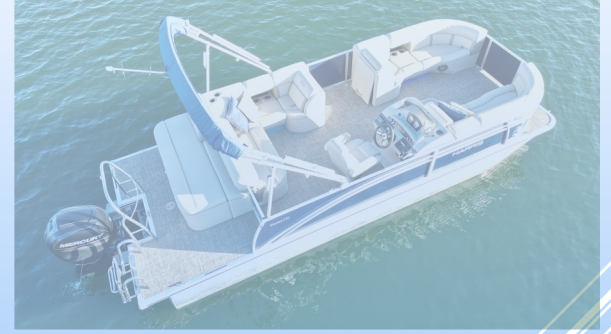
2023 / 2024 Overview

2023 RESERVATIONS

2023 BOAT RESERVATIONS

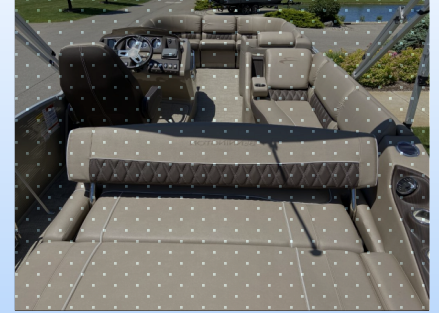
Month	Big Ben	Little Ben	Tri Toon	Ben EE	Total
May	6	7	6	13	32
June	5	9	22	26	62
July	18	18	21	39	96
August	7	5	5	20	37
September	6	4	8	11	29
October	0	0	0	0	0
Total	42	43	62	109	256

2023 Recap



- 2023 boat reservations 256
- 2022 boat reservations 183
- 2021 boat reservations 168
- BEN EE purchase great success.
- Tri Toon frequently used.
- Big Ben and Little Ben continue to be important to our fleet.
- Gas and cleanliness of boats continue as top complaints.
 - Please level gas at half tank and thoroughly clean for next reservation.

2024 Outlook



- Overall boats are in great shape and we do not anticipate any major upcoming costs.
 - Will purchase new cover for Big Ben.
- Boat committee is looking for someone to volunteer to help with minor repairs when needed.
 - If you are handy with tools and knowledgeable – Please join our team.
- Please remember BRS policy: Two forward reservations allowed and one day of only.

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- FAQs
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Payments ?

Paylease

Ledger 1 of 1

Account Balance:

Upcoming Charges: \$430.00

Auto-Draft: [Enroll](#)

[Account Details](#)

Recent Requests ?

New Request

General Question - Notifications - and...

Submitted on 4/25/2024

Response to Owner from Manager

Service Request - Critter

Submitted on 4/05/2024

Pending Completion

Service Request - Porch

Submitted on 1/16/2024

Follow Up

[View All Requests](#)

Recent Messages ?

5/2/2024

General Question

Yes. You are set up for paper mailing as I can see in your account.

4/30/2024

General Question

A separate coupon has been ordered for the Assessment due in July.

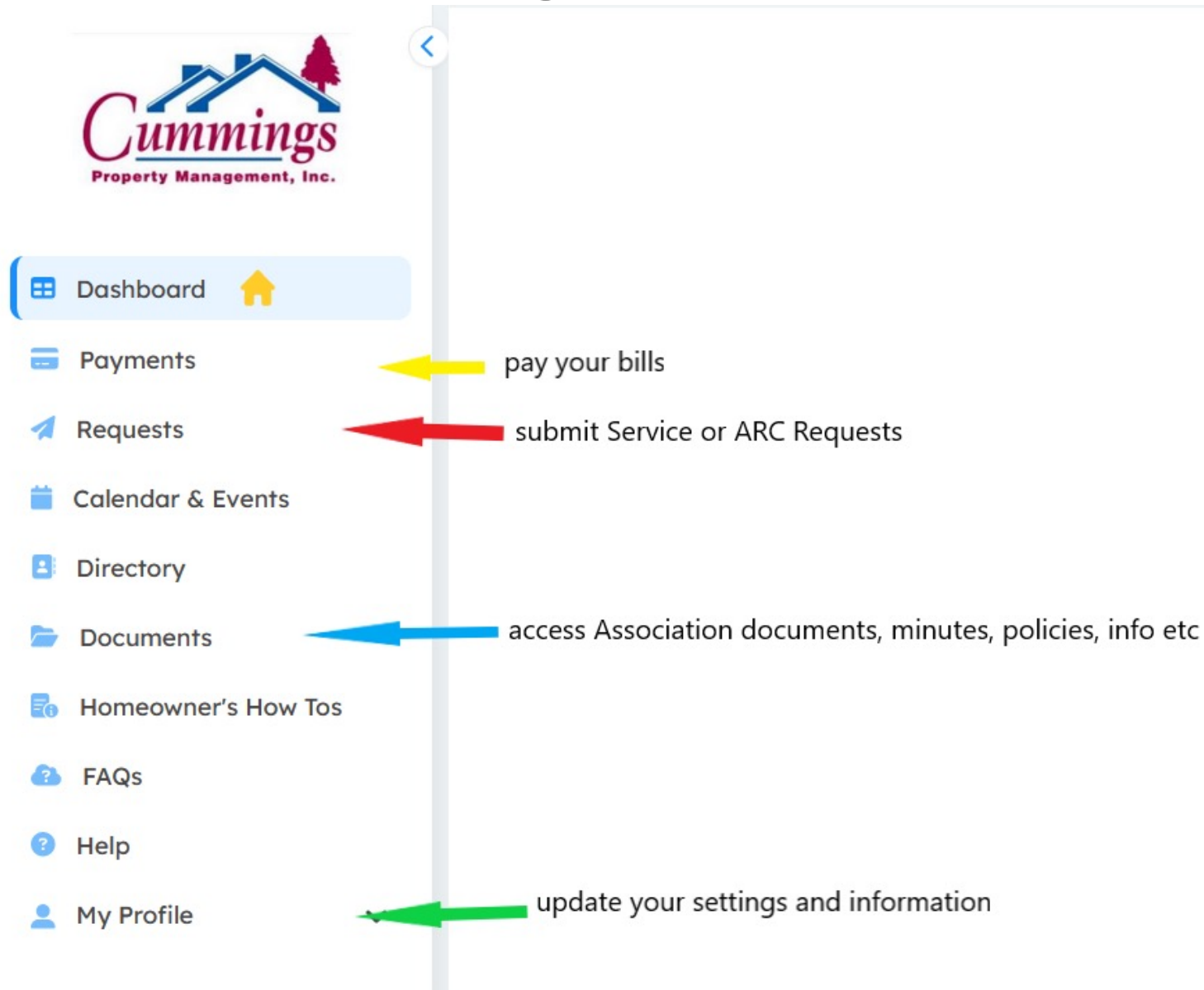
4/16/2024

General Mailing (Paper Only)

Please see the attached information regarding the upcoming painting project for the community.








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Dashboard Navigation



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Submit ARC Requests

-  Dashboard
-  My Contact Info
-  Billing
-  My Items 3
-  Calendar & Events
-  Directory
-  Documents

My Items Submit a Request

Select the type of request you would like to submit:

☐ General Request

☒ **ARC Request**

ARC Request

An **ARC Request** is the same as a Modification Request. You would fill out this request when you would like to modify anything on the exterior of your unit. For example, if you would like to install a satellite dish, plant a shrub or change the material of your deck. Please review your association's Handbook and Bylaws for more specific requirements relating to ARC Requests. Please note, the Board of Directors need to approve modification requests before work is started.

Request:

Questions & Answers

Thank you for
CPM Contacts attending!



Phone

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

Jeremy Daunt— Ext. 130

Maggie Snyder— Ext. 125

Email

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maggie.snyder@cummingspm.com

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