



Villas of Oak Pointe Annual Meeting 4/18/23



Agenda

- Call to order
- Welcome and Introduction
- Board of Directors
- Long Term Planning
- Committees Report
- Election of Directors
- 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

Financial Report

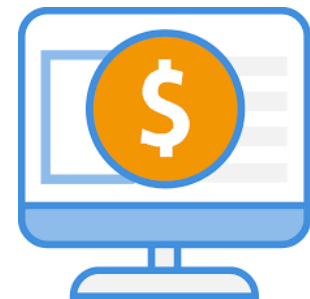
ASSETS

Bank Balances as of February 28, 2023

Checking	\$ 5,701.37
Reserves	\$185,133.12
Total Assets	\$190,143.99

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payments automatically withdrawn by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 April 18, 2023

Long Term Planning Committee

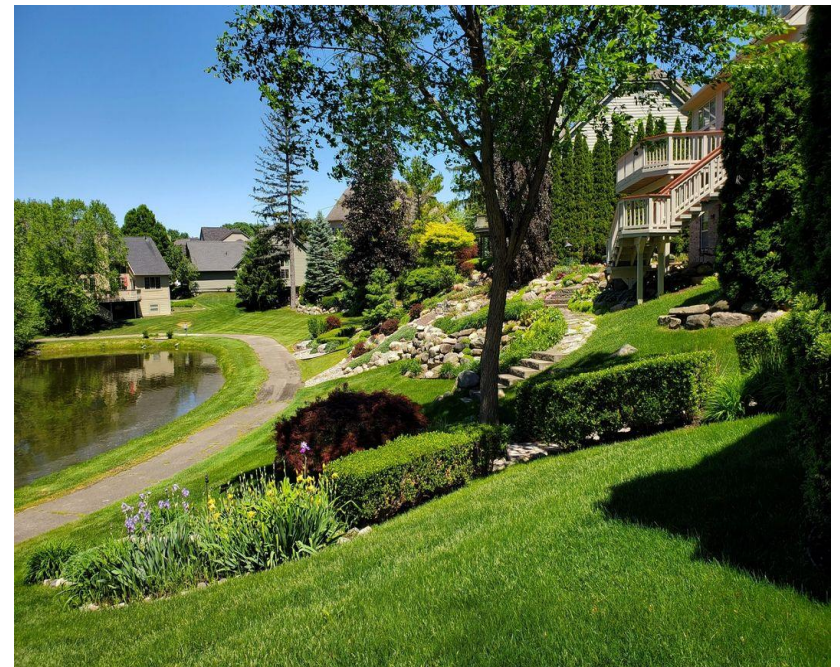
- Committee rationale and purpose
- Asset areas for consideration
- Proposed project schedule
- Specific recommendations

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

2024

- Phase 2 Walking Path Resurface

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									
Asphalt Repair	X										
Landscaping	X	X									X
Boats	X		X	X		X	X	X		X	X
Ponds		X	X		X			X			X

Reserve Scenario Analysis

Ending Reserve Balance

Forecasted Year-end Reserve Balances													
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	
Operating Expenses	111.5	124.2	126.2	126.6	129.3	129.8	131.0	132.7	134.3	135.4	137.0	137.6	
Reserve Utilization	48.7	120.0	50.5	43.0	5.0	14.8	170.0	221.8	0.0	312.5	36.5	322.0	
Scenario 1	184.9	149.1	180.8	219.7	293.9	359.8	271.2	129.1	27.2	-28.3	10.6	-232.7	
Scenario 2	184.9	149.1	180.8	219.7	293.9	359.8	301.5	189.7	298.1	92.9	162.1	-50.8	
Scenario 3	184.9	149.1	180.8	219.7	293.9	359.8	301.5	189.7	298.1	92.9	162.1	-20.5	
Delay road paving 1 year													
Reserve Utilization	48.7	120.0	50.5	43.0	5.0	14.8	36.0	141.8	214.0	6.5	342.5	40.0	
Scenario 4	184.9	149.1	180.8	219.7	293.9	359.8	405.2	343.1	207.2	277.7	10.6	49.4	
Scenario 5	184.9	149.1	180.8	219.7	293.9	359.8	435.5	403.7	298.1	398.9	164.2	233.4	

Assessments Increase Schedule

- Scenario 1: Dues remain at \$150/month through 2033/34
- Scenario 2 : Dues remain at \$150/month until 2028/29 when they are increased to \$175/month
- Scenario 3: Dues remain at \$150/month until 2028/29 when they increase to \$175/month followed by an increase to \$200/month in 2033/34
- Scenario 4: Same as Scenario 1 except road paving is delayed one year
- Scenario 5: Same as Scenario 2 except road paving is delayed one year

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

- The 2022 Social Committee events were as follows.
 - Summer Kick-Off Mixer - Sunday, June 26, 2022
 - Block Party - Saturday, August 13, 2022
 - Holiday Party - Saturday, December 10, 2022
 - Ladies Night Out: Little Women (Musical) at the DIO Dinner Theater in Pinckney - Thursday, December 15th.
- The next meeting of the Social Committee is in the process of being scheduled. We have one event scheduled at this time but will be planning for more.
 - Holiday Party - Saturday, December 9, 2023

Sunshine Committee

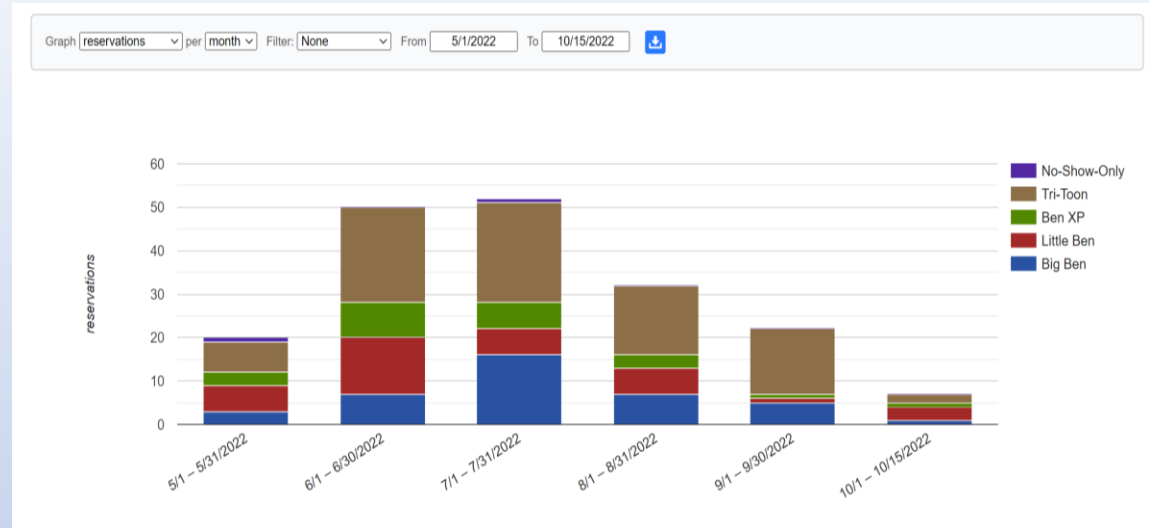
Committee Report

- The Sunshine Committee provided 6 plants to new residents and 1 flower arrangement for a death of a parent.

Boat Committee

2022 / 2023 Overview

2022 Reservations 5/01-10/15



Month	Big Ben	Little Ben	Harris	Tri-Toon	No-Show-Only	Total
5/1 – 5/31/2022	3	6	3	7	1	20
6/1 – 6/30/2022	7	13	8	22	0	50
7/1 – 7/31/2022	16	6	6	23	1	52
8/1 – 8/31/2022	7	6	3	16	0	32
9/1 – 9/30/2022	5	1	1	15	0	22
10/1 – 10/15/2022	1	3	1	2	0	7
Season Total	39	35	22	85	2	183

2022 Recap

- 2022 reservations up 9% over 2021
- Tri- Toon purchase great success. Number one reserved boat by 50%.
- 2004 Harris professional inspection determined needed repairs exceeded value.
- Decision made to sell and replace with 2018 SSBXP
 - Will be available for 2023 season
- Gas and cleanliness of boats were top complaint last year.
 - Please level gas at half tank and thoroughly clean for next reservation



2023 Outlook

- Overall boats are in great shape and we do not anticipate any major upcoming costs.
 - Possible tarp repair on Bennington
- Boat committee are 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.



Board of Directors

Nominations and election

- 1, two-year Board position open
- Invitations sent to all owners in March 2023 to volunteer for the open Board positions
- Brad Robinson offered to continue to volunteer to be on the Board and will be placed on the Board by acclimation.

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New portal now available! Please login with credentials that were emailed to you from help@cummingspm.com.



Requests | Pay Online | Property Info

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Dashboard

My Contact Info

Billing

My Items3

Calendar & Events

Directory

Documents

Dashboard

Payments

ACCOUNT BALANCE

\$0.00

Make A Payment

UPCOMING ASSESSMENTS

Open Issues

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 Documents

My Items



My Items [Submit a Request](#)


Welcome to your My Items page! This page allows you to follow activity on requests submitted through the *Submit a Request* page and any open tickets, which we refer to as "Action Items." Action Items displayed here include all activity for your property or properties over the last 30 days. This can include any resolved or voided activity.


Click on the drop down arrow next to each Action item displayed to see any messages sent to you and recent activity related to that item. Click "Reply" to send a message about your item.


From	Subject	Message	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Check Payment - Closed	10/06/2022 check # 852815 for \$240.00	10/07/2022 11:42:02 AM
	Annual Meeting Notice (Second) - Closed	This item has been moved to Send Annual Meeting Notice.	10/05/2022 2:14:50 PM
	General Mailing (Paper Only) - Closed	Please see the attached information regarding the Annual Meeting 2022.	09/19/2022 10:38:24 AM


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Pay Your Bill


 Dashboard


 My Contact Info

 Billing

 My Items 1

 Calendar & Events

 Directory

 Documents

Billing

Overview Make a Payment

Current Balance

\$0.00

Current Balance








\$0.00

Make this payment via:

Paylease

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Submit 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

Submit A Request

Thank you for using your Owner's Portal! Here you will be able to easily select from the options below to help communicate with your management company about association related matters.

Billing Question: For questions related to your account balance, select "Billing Question" from the drop down menu as your request type.

Fee Waiver Request: If you feel that there is an erroneous charge on your account, please submit a "Fee Waiver Request" and indicate the specific fee and amount you request to be waived.

Please note that fees and interest charged by your association may require approval from your board of directors before being waived. You will continue to incur interest and fees if your account is delinquent.








Service/Maintenance Requests: Service/Maintenance Requests are a great way to report property damage or maintenance concerns specific to your unit or common areas within the community. Please be sure to describe the problem with plenty of detail including specific location or area of concern. Submit separate requests for each individual issue reported.

General Question: For all other inquiries, or if you are unsure where to start, please submit a "General Question" and we will be happy to help guide you!

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Submit ARC Requests

All exterior changes/modifications to your Unit must be submitted on CummingsManagement.com and have approval by the Board of Directors

-  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.

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Documents

 Dashboard


 My Contact Info

 Billing

 My Items 3

 Calendar & Events

 Directory

 Documents

Documents



Name	Number of files	Last Update
 Agendas	<u>2</u>	09/29/2022
 Forms	<u>0</u>	10/10/2022
 Forms and Templates	<u>0</u>	10/10/2022
 Governing Documents	<u>11</u>	10/05/2022
 MAP	<u>2</u>	10/05/2022
 Newsletters	<u>4</u>	10/05/2022
 Viewable Budgets	<u>3</u>	10/05/2022
 Welcome Packet	<u>0</u>	10/10/2022

Questions & Answers

Thank you for attending!

CPM Contacts



Phone

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