

**Villas of Oak Pointe
Board of Directors Meeting
August 7, 2006
6:30 PM – Dave Patterson's Home**

Meeting Minutes

Attendees: D. Patterson, J. Poissant, M. Jacobs, R. Jones, Dave Carr, Paul Stanko, Jules Fiani

1. The meeting was called to order at 6:36 PM.
2. The Board accepted the Minutes for the July 2006 Meeting.
3. Committee Updates:
 - a. Boat:
 - i. Nicholas Fiani, who is an experienced, authorized boat user in the Villas with excellent water sport skill's has, with the Board's approval, suggested that he can provide assistance to homeowners in the Villas who need this type of assistance. Nicholas will uncover and cover the boat and fill the gas tank with gas provided by the homeowner. Although there will be no specific fee for his services, a gratuity would be appropriate. For example, \$15 for a two hour boat ride would seem reasonable. Any homeowner who wishes to do this should reserve a boat in their own name and make arrangements directly with Nicholas who can be reached at 810-229-5500.
 - ii. A new radio was installed in Pontoon #1 and a new battery was installed in Pontoon #2
 - iii. Due to information pertaining to rowdiness and carelessness during this year's Progressive Boat Party, the Board has decided that the Villas boats will not be used in the Progressive Boat Party next year.
 - iv. After receiving a fair amount of concern with the wording of rule #1 of our Boating Rules and Regulations where it states only permanent residents of a home within the Villas of Oak Pointe, occupied by it's owner(s), may check out and operate a boat, the Board has decided to send out a survey to see if the majority of our association feel this rule should be amended. You should receive the survey from Kramer Triad the week of August 21st.
 - b. Landscape:
 - i. Beauchamp's was to be contacted to let them know that the Islands are in need of watering since it has been hot and dry for some period now.
 - ii. Beauchamp's will also be contacted regarding weeds that are growing in the Islands as well.
 - c. Social:
 - i. Nothing new to report at this time.
 - d. Bylaws:
 - i. Nothing new to report at this time.
 - e. Community Association:

- i. The Community Association Board received a quote from Novi Fence and Supply Co. to replace the fencing along Hill Street and Filbert Street. The Board decided to get a couple of other quotes before proceeding with the replacement. It is the Board's intention to replace the fence this year.
 - ii. The speed trailer will be located by Lake Shore Court for one week in August. The data from the speed trailers should be available at the Annual Meeting in September.
 - iii. The tennis courts by the water tower are in bad shape. It appears the base is bad. The Board will be getting a quote to repair or replace them and include this as a Capital item in the budget for next year.
 - iv. The next Community Association Annual Meeting is scheduled for September 20th at the club.
4. We have noticed that some of our mailboxes are in need of repair. We will be assessing what needs to be done in terms of repair or even replacement. The Board's plan is to repair or replace up to the dollar amount of our budget.
5. A new pump was installed on pond #2.
6. This is a reminder that you need written permission from the Board to put political signs in your yard. Without permission, the signs can be pulled.
7. The Board reviewed and approved the audit for our fiscal year ending February 28, 2006.
8. The Board chose Bahl & Co. P.C., to do our fiscal year 2007 audit.
9. Reminder: The Board approved a new web site for The Villas of Oak Pointe that was set up by Jim Stratton. Please refer to Jim's email for the directions on how to access the website. It is very easy to get into it and maneuver around once you are in it. Jim has also added to the website, the ability to send e-mails to some or all of our members with e-mail addresses that are maintained on the website.
10. Reminder: Jim Stratton has added to the web site, the Color Chart of accepted exterior home colors that each homeowner can paint their home .. provided it is not the same color as the house on either side. The Color Chart can be found under Documents and Forms (Color Selections of Homes). You have the ability to click on a color and have the formula for that color come up that can be printed and taken to any paint store and have the color made for you. Also, Jim has in his possession, color boards of the five acceptable color schemes that can be used to see what your home color scheme is.
11. Financial Reports for July 2006 were reviewed. Combined assets total \$112,249.15 as of the end of July.
12. The next meeting will take place at 6:30 on September 11th at Mike Jacobs' home.
13. The meeting was adjourned at 9:22 PM.