

**Villas of Oak Pointe
Board of Directors Meeting
February 13, 2006
6:30 PM – Mike Jacobs Home**

Meeting Minutes

Attendees: D. Patterson, J. Poissant, M. Jacobs

1. The meeting was called to order at 6:30 PM.
2. The Board accepted the Minutes for the January 2006 Meeting.
3. Committee Updates:
 - a. Boat:
 - i. Nothing new to report at this time.
 - b. Landscape:
 - i. The Board is waiting on updated quotes so we can formulate plans to upgrade the islands as soon as possible as well as looking into a consolidated plan to replace dead product in the common areas and complete the landscaping along the cart path leading to the tennis courts.
 - c. Social:
 - i. The calendar of social events for 2006 was put in everyone's mailbox. Should you have any questions, please contact Cil Buckner.
 - d. Community Association:
 - i. The use of speed trailers to help deal with speeders is being considered. It will show drivers just how fast they are driving in Oak Pointe.
 - ii. A suggestion to upgrade the entrance to Oak Pointe so that it looks as good, if not better, then other clubs was purposed. The Board suggested that a committee be formed to bring back suggestions as well as estimated costs.
 - iii. The Winter News Letter will be sent out by February 17th.
 - iv. 2005 Budget Review: The Association took in \$3,045.51 more in revenue then what was budgeted. The Association also incurred \$8,220.71 more in expenses. Snow removal, Utilities, Goose removal and the repairing the Tennis Courts accounted for the majority of the increase in expense.
 - v. The cost to purchase K-Life will be increased by \$0.70 a bag.
 - vi. The Association is proposing four new Capital Projects for 2006. A Gazebo which would be constructed off the beach house near the beach area. New signage at the entrance to Club Drive as well as at the end of Club Drive to help point individuals towards the park area. A Volley Ball and Horse Shoe area as well as the final landscaping phase of the park improvement which would be completed in late 2006.
 - vii. There was no new Association business to report at this time.
4. The Board is looking into doing a Reserve Analysis Study to identify the current status of the reserve funds and a stable and equitable reserve funding plan to offset the anticipated future major common area expenditures.

5. As a reminder, remember to change burnt out light bulbs on your garage as soon as possible. The winter is harder on light bulbs, so one suggestion might be to use a lower wattage bulb which causes less stress on the filament.
6. The Annual Meeting will be held on April 6th. The exact time and meeting room at the club will be communicated.
7. Financial Reports for January 2006 were not reviewed. Ron Jones of Kramer Triad was on vacation.
8. The next meeting will take place at 6:30 on March 20th at Dave Patterson's home.
9. The meeting was adjourned at 7:00 PM.