

**Villas of Oak Pointe**  
**Board of Directors Meeting**  
**February 12, 2007**  
**6:30 PM – Jerry Poissant's Home**

**Meeting Minutes**

Attendees: D. Patterson, J. Poissant, M. Jacobs, R. Jones, Susan Cope, Carol Cameron

1. The meeting was called to order at 6:50 PM.
2. The Board accepted the Minutes for the January 2007 Meeting.
3. Committee Updates:
  - a. Boat:
    - i. Nothing new to report at this time.
  - b. Social:
    - i. Susan and Carol presented a budget for the Social Committee for the coming year. Events included in the budget are a May Golf Scramble, the Summer Block Party, an Autumn Golf Scramble and a Christmas Party. Also under consideration and included in their budget is a late Summer Luau. The only issue right now is where our Christmas Party will be held. The Social Committee will be checking establishments to see who can accommodate us and will try to get early December as the date for the event. As more information is received, we will pass it along.
  - c. Bylaws:
    - i. Nothing new to report at this time.
  - d. Community Association:
    - i. The Community Association reiterated that Real Estate signs are not allowed at the entrance to Oak Pointe. They are not allowed anywhere on Oak Pointe community property. Real Estate signs are allowed at the entrance to each sub, however, the Real Estate companies are to adhere to the rules of those sub's pertaining to allowing Real Estate signs on their common property.
    - ii. The Community Association is going to get the entrance to Oak Pointe off of Brighton Road surveyed. They will be taking bids to have the entrance redone. There has been a lot of concern to the appearance of the entrance and that it should look as good, if not better, than other clubs.
    - iii. The Community Association Board went over the responses they received to a survey that went out in regards to Capital Projects for 2007. Most of the comments centered on the reconstruction of the tennis courts by the entrance to Oak Pointe off Brighton Road. There appeared to be quite a few who did not even know that we had tennis courts. They thought the only ones were the ones owned by the club. And there were quite a few who thought the price tag of \$100,000 to replace the tennis courts was too much to spend. They would rather see the Association spend \$19,000 to upgrade it. The upgrade would supposedly last up to five years.

iv. The next Community Association meeting will take place on March 21, 2007. Craig Koss will try and get a room at the Genoa Township Hall.

4. As you all know, Jim Stratton has set up a web site for the Villas. The following is the procedure for getting into the new web site. The URL for our new website is as follows: <http://villas-of-oakpointe.net/index.html> Either use the Ctrl Key plus click to follow this link, or, cut and paste into your Web Browser. When you bring it up, you will need to type in limpy38 as the user name, and, freedom (lower case) as the password. Be sure to check the Remember My Password Box. Should you have any difficulty getting to the Villas web site, please contact Jim and he will be happy to help you.
5. If you want an email address on the new Villas web site, please send Jim Stratton a note with a user id you want to use and also a password. Once again, should you have any questions, please contact Jim.
6. 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.
7. The Board has decided to have a survey done to determine the exact lot lines of each lot in the Villas. A couple of issues have come up where it was difficult to determine the exact lot lines based on the documents that were received at our closings from Delcor. The cost to do this is \$6,200 or a little more then \$61 per lot. It would cost approximately \$400 if an individual wanted to get their lot surveyed on their own.
8. The Board has decided to add a \$5,000,000 umbrella to our existing insurance policy. This added umbrella will cover the liability on the common elements of the Villas.
9. The Board has decided to replace our existing mailboxes with maintenance free vinyl mailboxes. They come with a lifetime guarantee against fading, peeling and rotting. The mailboxes will be white with a green address sign to correspond to the color of the street signs in the Villas.
10. Financial Reports for January 2007 were reviewed. Combined assets total \$101,861.85 as of the end of January.
11. The next meeting will take place at 6:30 on March 12<sup>th</sup> at Mike Jacobs' home.
12. The meeting was adjourned at 8:30 PM.