

**Villas of Oak Pointe
Board of Directors Meeting
January 9, 2006
6:30 PM – Dave Patterson's Home**

Meeting Minutes

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

1. The meeting was called to order at 6:30 PM.
2. The Board accepted the Minutes for the November 2005 Meeting.
3. Committee Updates:
 - a. Boat:
 - i. The Board attended the Marina Association's meeting regarding the proposed amendment change to restrict ownership of boat slips to individuals. Although the outcome of the voting was not announced at the meeting, it appeared that the vote was in favor of the amendment change. If the vote is in favor of the amendment change, the Villas will be grandfathered in and will be able to keep the four boat slips we have today under the ownership of our Association. Once we are advised of the outcome of the voting, we will communicate it to everyone.
 - b. Landscape:
 - i. Delcor accepted the Board's revised wording relative to 3rd party claims resulting in finalization of the Delcor Landscape Agreement.
 - ii. Now that the Landscape Agreement is final, the Board is looking into getting updated quotes and formulating 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. No new news.
 - d. Community Association:
 - i. Nothing new to report.
 - ii. There was no meeting in January. The next meeting will be held in February.
4. The 2006 FY budget was finalized and approved. Dues will be increased to \$95 for the coming year in an effort to increase the reserve levels.
5. The Board is waiting to hear from Jon Chesire regarding the netting along the driving range and what possibly might be done to help lessen the possibility of the homes getting hit by golf balls.
6. 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. Trees were trimmed in December at the entrance to the Villas as well as the islands.

8. The Annual Meeting will be held in April. The exact date to be determined and communicated.
9. Financial Reports for December 2005 were reviewed. Combined assets total \$148,052.21 as of the end of December.
10. The next meeting will take place on February 13th at Mike Jacobs' home.
11. The meeting was adjourned at 8:27 PM.