

Oak Pointe Villas Association

BOARD OF DIRECTORS MEETING

July 18, 2016 10:00 A.M.

Oak Pointe Country Club

MINUTES

Attendees: John Berkaw, Bob LaGanke, Becky Libler, Ron Jones,

- I. Meeting called to Order at 10:10 A.M.
- II. Minutes of June 14, 2016 approved.
- III. Home-Owner Concerns
 - A. Tree Removal Leblanc Ct.: Accomplished.
 - B. Path Off Versailles: Two trees removed.
 - C. Pond 5 Off Driving Range: Concerns regarding weeds, algae and scum. Treatment schedule will be reviewed. Ron Jones will follow up with home-owners to clarify what growth on the perimeter needs to be removed.
- IV. Open Issues
 - A. Asphalt Update: Allied Asphalt started today with removal and replacement of deteriorated concrete curb sections. Estimated 8/11 as start date for deteriorated asphalt milling and removal. Gravel base fine grading in preparation for new asphalt paving planned to start 8/15, followed by asphalt paving the week of 8/22, weather permitting.
 - B. Pond 3 & 4 Aeration Update: All bubblers are functioning properly, with the exception of Pond 1, where the placement of four (4) bubblers needs to be adjusted. Ron Jones will contact Waterscape to remediate.
 - C. Mandatory Covering of Recycle Bins – Feedback: Widespread compliance, no violations noted.
 - D. Park Bench Installation of Concrete Pad: Ron Jones will have the area for the bench at Pond 3 prepared for concrete pouring to be done in second phase of concrete curb replacements.
 - E. Electric Box Landscaping: Overgrown shrubs will be removed and replaced with new 36” yews in two locations: common area between 5128 and 5156 Versailles, and area between 4605 Versailles and 4593 Villa France.
- V. New Business
 - A. Rock Wall Power: Ron Jones will seek a firm quote from contractor for installation of two (2) lights on the Rockwall on Moret Court entrance. The project requires changing out three (3) electrical boxes to address safety concerns and extensive trenching to lay pipe to

enclose electrical wire for lighting the wall. The Board authorized \$1200, requiring consultation if bid exceeds that amount.

VI. Committee Reports

A. Boat Committee:

- a) Prior to this Board meeting the Board authorized the purchase from Wilson Marine of a used 50 HP Yamaha engine with 72 hours for \$7,567 to replace Little Ben's 40 HP engine which had its #3 cylinder fail. The other alternatives considered were repairing the 16 year old Mercury engine which Wilson estimated would cost around \$4,000 or purchasing a new 50 HP Yamaha for \$9,500.
- b) Ron Jones asked the committee to charge routine small maintenance purchases made at Wilson Marine to a Kramer Triad account which has been set up for that purpose.

B. Social Committee: The Annual Summer Block Party will be held Saturday, July 23.

C. Community Association: No meeting this month.

D. Pond committee: No report, see comments under Homeowners Concerns.

VII. Property Manager's Financial Report: Accepted.

VIII. Schedule Future Meeting: Monday, August 22nd, 10:00 A.M., OPCC

IX. Adjourn: 11:24 A.M.