

**Villas of Oak Pointe
Board of Directors Meeting
March 16, 2006
6:30 PM – Dave Patterson's Home**

Meeting Minutes

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

1. The meeting was called to order at 6:50 PM.
2. The Board accepted the Minutes for the February 2006 Meeting.
3. Committee Updates:
 - a. Boat:
 - i. The Boat Committee discussed the idea of replacing the oldest pontoon boat. It was decided that the boat was in satisfactory condition and didn't need to be replaced. The Boat Committee will, however, continue to look at used boats when they come available as a replacement if it was a good investment for the Villas.
 - ii. Those who are new to the Villas and those who have been a member for some time but have never taken out one of our boats, you must take a boating class before you will be allowed to operate one of the boats. The schedule of boating classes given by Livingston County will be communicated to the Association shortly.
 - iii. The boats should be in the water by the first week of May.
 - iv. There was considerable more prop damage last year than in prior years. Those members who became boaters for the first time last year will be required to take an orientation session on the lake again this year with a member of the Boat Committee.
 - b. Landscape:
 - i. Dave Carr is to meet with Beauchamp's Landscape Designer soon to get suggestions and quotes for finalizing the plans for the island enhancements, the cart path and assessing the replacement / removal of dead product in the common areas.
 - 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 Association chose M & M Flower, Inc. to do the planting of flowers, maintenance and spring and fall clean up.
 - ii. The Community Association's audit for the period ending December 31, 2005 was completed without any issues.
 - iii. The Community Association Board received a proposal from Performance Creative Resources for designing park signs for the Community Park, Beach and Marina.
 - iv. The Community Association Board received a proposal from Dimensional Building for a Gazebo to be constructed on the sandy area of the Beach.

v. Reminder - the cost to purchase K-Life will be increased by \$0.70 a bag.

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.
6. Although an article in USA Today states otherwise, a potential problem may have arisen from the hurricane that hit New Orleans last year. A lot of trees that were blown down have been turned into mulch and New Orleans is trying to get rid of it to any state that will come and haul it away. So it is possible it could end up in Lowe's or Home Depot at a greatly reduced fee with a possible unwanted bonus. It is rumored that New Orleans is one of the few areas in the country where the Formosan Termites have gotten a strong hold and most of the trees blown down were badly infested with these termites. It is said that these termites can eat a house in no time at all and we have no control against them. The State Department of Agriculture and Forestry states that they have imposed a quarantine on all wood debris from this area and only fumigated or treated wood products are allowed out. So please beware if you are offered very cheap mulch from any business. Find out where it came from. It's best to err on the side of caution.
7. The Board is looking into the possibility of putting in either a bubbler or a fountain that is solar powered .. if it exists .. in the ponds that do not currently have a fountain where it is essential to keep the water moving. We will let you know what we find out as soon as possible.
8. The Annual Meeting will be held on April 27th. Registration will be at 6:30 and the meeting will begin at 7:00.
9. Financial Reports for February 2006 were reviewed. Combined assets total \$135,521.40 as of the end of December.
10. The next meeting will take place at 6:30 on April 3rd at Jerry Poissant's home.
11. The meeting was adjourned at 7:40 PM.