

Oak Pointe Villas Association
Board of Directors Meeting
May 23, 2013 10:00 A.M.

Attendees: Susan Cope, Robert Harvey, Larry Jannon, Ron Jones, Paul Stanko, Bea Flannigan

I. Call to Order: Meeting called to order at 10:00 A.M.

II. Approval of Minutes: Minutes of April 30, 2013 were approved. Mr. Harvey will send all electronic copies to John Evenson to place on website.

III. Home owner Concerns:

- A.** Ongoing pond concerns were discussed as it relates to all of the ponds. Ron Jones reported on the condition of all the drainage specifics for each pond. Ron explained how each pond is drained when in an overflow condition and what steps must be taken either manually or how the pumps work. The cattail issues were again discussed by the board and whether the Villas should use short term stop gap fixes or a more permanent approach – kill the cattails. The board approved the later.
- B.** A neighbor expressed a concern over dogs that appeared to be running “loose” or not on a leash. The board agreed that this was not acceptable and will advise the resident to call Ron Jones at Kramer Triad to register a complaint. A written warning will be sent out to home owner if the homeowner is known.
- C.** The board further discussed the restrictive covenant and what options must be taken to further proceed. Meetings will be held with Ms. Flannigan and Mr. Fiorelli on their concerns before any voting will take place.
- D.** A resident was concerned over rubbish and dead tree branches that appeared to be behind her home on common elements. Ron stated that he would review the condition.

IV. Open issues:

A: The board discussed cell phone tower constructions issues. There was a discussion on identifying pavement damage for future repair. ATT has not formally signed lease but are very close to doing so. The board also discussed payment of legal bills incurred. The board will request a status on changes incurred from Mr. Markower (?)

B: Oak Pointe Country Club Membership – No report

V. New Business

- A. Ron discussed the spring walk that was taken over all the streets in the Villas. All areas that needed repair were marked with green paint. The board agreed to obtain quotes from asphalt contractors for work to commence later in the summer – (August)

VI. Committee Reports.

- A. Boat Committee: All boats are up and running. The bathhouse is open. Costs associated with obtaining correct boat covers have been approved
- B. Social Committee: No report
- C. Community Association. No Report
- D. Architectural Committee. The Board signed off on paint/roofing requests that had been previously approved by Mr. Harvey.

VII. Property Manager Financial Report: Ron Jones presented report.

VIII. Schedule Future Meeting: Next meeting scheduled for June 27, 2013 at 10:00 A.M.

IX. Adjournment. Meeting was adjourned at approx. 11:44 P.M.