

**Villas of Oak Pointe  
Board of Directors Meeting  
November 14, 2005  
6:30 PM – Mike Jacobs' Home**

**Meeting Minutes**

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

1. The meeting was called to order at 6:35 PM.
2. The Board accepted the Minutes for the October 2005 Meeting.
3. Committee Updates:
  - a. Boat:
    - i. The boats have been pulled from the lake, prepped, necessary repairs made and stored at Wonderland.
    - ii. The Board discussed the Marina Association's proposed amendment change to restrict ownership of boat slips to individuals. More information will become available in the coming months.
  - b. Landscape:
    - i. Nothing new to report.
    - ii. The Delcor Landscape Agreement and Release is still in the final stages. The Board is still waiting on Delcor to accept the Board's revised wording relative to 3<sup>rd</sup> party claims. Our hope is to have finalization by sometime in December.
  - c. Social:
    - i. Christmas lights were put up at the entrance to the Villas.
    - ii. Barb Fritz and Bea Flanigan are planning an official Christmas Tree lighting. Day and time to be announced.
    - iii. The Villas Christmas Party will be held at the club on December 10<sup>th</sup> at 6:30. Please contact Gail Riggio if you would like to attend. The deadline for reserving a spot is December 1<sup>st</sup>. The cost is \$49.00 per person.
  - d. Community Association:
    - i. The annual dues will remain at \$195.
    - ii. Proposed Capital projects for 2006 will be sent out to each member via post card detailing each project.
    - iii. Possible improvements of the fence on Brighton road will be looked into.
    - iv. Christmas lights were put up at the front entrance to Oak Pointe.
4. The fountains have been pulled for the winter.
5. If anyone has work performed on their residence, please remember it is your responsibility to have them clean up properly before they leave.
6. With the coming of winter also brings the coming of snow. Any vehicle left on the street could be plowed in with snow by the snowplow. This is a very good time to remember the By-Laws state we are not allowed to keep a car on the street over night.

7. Presently, the Association cannot take out an insurance policy on behalf of individual property owners based on the current Bylaws. Modification to the Bylaws requires a two thirds majority vote by all homeowners.
8. Property Manager's Report.
9. Financial Reports for October 2005 were reviewed. Combined assets total \$131,593.52 as of the end of October.
10. The next meeting will take place on December 12<sup>th</sup> at Dave Patterson's home.
11. The meeting was adjourned at 8:25 PM.