

Oak Pointe Villas Association

BOARD OF DIRECTORS MEETING

October 3, 2016 10:00 A.M.

Oak Pointe Country Club

MINUTES

Attendees: John Berkaw, Bob LaGanke, Becky Libler, Ron Jones, guests (for Appeal): Barb and Tom Sullivan, Joe Luzynski

- I. Meeting called to Order at 10:05 A.M.
- II. Minutes of August 23, 2016 approved.
- III. Home-Owner Concerns
 - A. Path to Filbert Questions: none at this time.
 - B. 4596 Villa France: Appeal of Board approval for homeowner's expansion of existing deck and addition of gazebo was denied.
 - C. 5051 Moret Ct.: Homeowner request for Association to maintain property along Moret Ct. and Villa France denied. The area in question is not a common element.
- IV. Open Issues
 - A. Security Cameras Update: Quotes for purchase and installation of security cameras to be placed at the Guard House entrance and the Filbert St. access point were reviewed. Board requested the newly established Safety Committee/Officer, Henry Budesky, review and make recommendations on purchase and installation to the Board.
 - B. Pond Maintenance & Winterization: Work is scheduled, winterization and fountain winter storage will occur by Oct. 15th. Approved contracts with Waterscapes for fountain storage and Cattail Control.
 - C. Rock Wall Power/Lighting: Leo's Irrigation approved to proceed with trenching and related hand digging required for the spot light installation. Watson Electric approved to run electrical to rocks for lighting and install three spot lights.
- V. New Business
 - A. New policy for the operating of motorized vehicles within the villas was approved. Any motorized vehicle (golf cart, mini bike, 4 wheelers, etc.) operating on the streets of the Villas must be operated by a licensed driver. Violators will be subjected to the Villas fine policy.
 - B. Contract with Just Gardens for holiday lighting of the Guard House and three trees at the entrance was approved.
 - C. Establishment of a Villas Safety Committee was approved. Homeowner Henry Budesky will serve as the Safety Officer.
 - D. Annual Budget: Board recommends curb repairs and paving of the first section of Versailles off of Villa France to LeBlanc Ct. and all

of LeBlanc Ct. in 2017. Due to less deterioration than expected, recommending the remainder of Versailles be deferred to 2018. Crack filling to be paid from operating funds, curbs and paving from reserves.

VI. Committee Reports

- A. Boat Committee: Boats will be removed and put in storage by mid-October.
- B. Social Committee: No report.
- C. Community Association: Several pine trees at the Brighton Rd. entrance need replacement.
- D. Pond Committee: No report.
- E. Property Manager's Financial Report: Accepted.

VIII. Schedule Future Meeting: Monday, Nov. 14th, 10:00 A.M., OPCC

IX. Adjourn: 11:46 A.M.