

Villas of Oak Pointe
Board of Directors Meeting Minutes
March 29, 2023

Meeting was called to order at 1:05 pm by Brad Robinson

Present: Brad Robinson, Carlene Reinhold, Lois Yardley, Jeremy Durant, Jim Graff

Minutes from January 24, 2023, meeting were approved and the meeting agenda was accepted.

Jim Graff reviewed initial projections from the Long-Range Planning Committee. Jim will update projections based on recent bids received for repairs to the Guard house. Projections from the boat committee are solid. Jim mentioned that road repair was at \$4 per square foot but now could be as high as \$7 per square foot. Jim will use the higher square number for his projections.

The Board discussed actions that should be taken when residents fail to follow guidelines.

Cummings Report

- Carlene is working with Cummings to balance entries to the financials.
- At this time there are no violations to be reported.
- All dues are current.
- Julies Fiani has submitted an ARC request for window replacement.
- We are waiting for a response from Dale Love regarding her roof replacement.
- Jeremy reviewed insurance coverage renewal. Coverage recommended was reviewed and it was agreed payment should be made.
- The estimate from Terrance Harder Inc. in the amount of \$19,900 for repairs to the Guard house was reviewed.
- We continued our discussion regarding the need to replace stop signs. There are 7 signs that need to be replaced. The question becomes the size of the signs. Some signs are 18" and some are 24." Previous quoted cost for an 18 "sign was \$232, for the 24" \$451. The overall feeling was that all signs should be consistent in size and conform with OPCA signs. Carlene will inventory the existing signs and report back to the board with recommendations.
- It was agreed that we would obtain recommendations for repairs or replacement to the walking paths.
- Discussion surrounding renewal of the contract with Michigan Landscaping and proposal from Ever So Green took place. It was agreed that we would ask Michigan Landscaping for an extension so that we could thoroughly review and compare proposals from both companies.

The meeting was adjourned at 3:14 pm.