

Villas of Oak Pointe
Annual Meeting Minutes
April 12, 2016

- I. The meeting was called to order at 6:35 p.m.
- II. Introduction of Board Members: John Berkaw, Bob LaGanke, Becky Libler, and Kramer-Triad (Ron Jones).
- III. Proof of Notice of the Meeting: evidenced by attendance.
- IV. Verification of quorum: 26 condominium units represented, 11 proxies (a quorum was reached).
- V. The minutes of April 14, 2015 annual meeting were approved.
- VI. Election of Directors:
 - A. The term for John Berkaw as President has expired.
 - B. There was one nominee on the ballot: John Berkaw.
 - C. There were no other nominations from the floor
 - D. John Berkaw was elected by unanimous consent by meeting attendees.
- VII. Reports and Presentations:
 - A. Community Association
 1. Landscaping at the Brighton Road entrance was completed this year.
 2. OPCA will continue to support the Independence Day celebration to be held at the beach park area on Sunday, July 3rd.
 3. The Marina Association will be installing new docks in the fall, using their cash reserves of \$170,000. A flyer has been circulated indicating the old docks will be available for purchase. Contact person is John Kirsch at jbk40@comcast.net.
 4. Summer road construction projects with potential impact on residents include a round-about at Chilson/Coon Lake intersection starting in May with estimated duration of 45 days, repaving and some regrading of Brighton Rd. from Chilson to Bauer Rd, and construction of another round-about at intersection of Chilson and Latson Rd.
 - B. Reports from the Board – John Berkaw provided the following recap:
 1. Kudos and special thanks to all the volunteers who give their time and expertise to ensure that the Villas continue to be a vibrant and well-maintained community. Members of the Villas' Social, Boat, Sunshine, and Pond committees were commended for their efforts
 2. Special acknowledgement of the work done by Jon Evenson in maintaining the Villas' website and Facebook page, sending email notifications to the community, and implementing the new online boat reservation system.
 3. Thanks extended to Alyce Reimenschneider for providing the artistic design and color scheme for the repainting of the water tower, changing it from an eyesore to a sophisticated community symbol.
 4. A new committee was established last summer to oversee the maintenance and beautification of the ponds. Committee headed up by Jerry Poissant. Many thanks to Jerry and his committee for their hard work in keeping

the ponds healthy and an attractive asset to the community, going well beyond their original retention purpose.

5. New policy, effective May 3, 2016: All residents must use covered recycle bins. Residents who do not comply will be given a written warning from our Kramer-Triad manager and will subsequently be liable for fines if the violations continue.

6. An increase in pet droppings has been noted. Pet owners are reminded to pick up after their pets. Additional signage is being put in place to alert non-residents who walk their pets in our community of the rule.

7. Our income and expenses for Fiscal Year 2016 were in line with the budgeted amounts.

C. Reserve Study – John Berkaw announced that at the end of the fiscal year the Reserve Fund balance was \$193,000, which should be adequate to meet our anticipated reserve costs during this fiscal year. Major expenses anticipated are curb replacements and road repaving on Villa France Dr., a portion of Versailles Ave. up to Quebec Lane, and Quebec Lane. Also planned is the addition of an anchored metal bench overlooking Pond #3. If feedback from residents is positive, an additional bench could be purchased each year until each of the major ponds have permanent seating available.

D. Committee Reports

1. Boat Committee - Jon Evenson provided the update for the Boat Committee.

a) Boat statistics for 2015: 300 reservations were made (104 for Big Ben/Starcraft, 84 for Little Ben, 80 for the Harris, and 32 for the Moomba ski boat).

b) In the past year the aging Starcraft was traded for a much newer and larger Bennington.

c) A new, online boat reservation system (BRS) was successfully implemented, allowing reservations and cancellations to be made at any time from any place. Up to two (2) advance reservations can be made. However, on the day of usage, a third reservation may be made if a boat is available (check the BRS) **or** 30 minutes have passed without the scheduled boater taking advantage of their reservation.

d) **NEW:** All boat users need to complete and sign the boat waiver on an annual basis. The completed documents must be sent to Jerry Poissant in order to obtain the new lock combination for access to the boat keys. The Board will send out a communication to all households detailing that process.

e) Boats will be launched on May 4th.

f) A “Clean-up the Boats” party coordinated by the Galloways will be held starting at 10:00 am on Sat., May 7th. Volunteers are needed.

g) Marilyn Blair will conduct a “Ladies Only” hands-on boating class focused on tips and techniques for exiting and entering the docks with style and finesse! An email with details will be sent out shortly after the boating season begins.

2. Pond Committee – Jerry Poissant reported on the work of the volunteers on this new committee over the past year:
 - a) Long-handled nets were purchased for each pond to be used by volunteers to scoop out trash and plastic debris, keeping it from damaging the pumps.
 - b) Determined that the planting of water hyacinths in several ponds was not successful.
 - c) After experimenting with a non-chemical approach to pond maintenance in Ponds 3 & 5, determined it was too labor intensive, demanding an excessive number of volunteer hours, and recommended it be discontinued.
 - d) Used bacterial treatment in Ponds 1 & 5 to break down debris on bottom of the pond. The Board has approved adding bubblers to assist with the aeration and improve water quality.
3. Social Committee – Lisa Mancini, chair, was unable to attend but will be sending out a “Save the Date” email shortly. New volunteers are welcome! Many thanks to committee for providing enjoyable ways for us to be with our neighbors.
4. Sunshine Committee – Kim Lenga is stepping down. Looking for a volunteer to accept this responsibility.

VIII. Community Discussion

- A. Concern about solicitors in the neighborhood was expressed. There is signage prohibiting solicitation in the Villas posted at the entrance. The Board will add another sign at the emergency entrance on Quebec.

IX. Adjournment – 7:30 p.m.