



## Villas of Oak Pointe Annual Meeting 5/6/26

# AGENDA

- Call to Order
- Welcome and Introduction
- Financial Report
- Board Report
- Committee Reports
- Long Range Planning
- Nominations & Elections
- Cummings Report
- Open Discussion
- Adjournment





# Welcome and Introduction

- Call to Order - Quorum Declaration
- Welcome
- Board of Directors
  - Lois Yardley - President
  - Jim Graff - Vice President
  - Brad Robinson - Secretary
  - Carlene Reinhold - Treasurer
  - Cummings Property Management  
Jeremy Daunt

# Financial Report Summary

## Bank Balances as of

	<u>2/28/25</u>	<u>2/28/26</u>
Checking	\$ 23,248.49	\$ 30,240.72
Reserves	\$158,652.29	\$160,620.21

## Certificate of

Deposit	\$ 53,068.17	\$ 55,402.74 (7/6/26)
		\$ 51,234.42 (5/19/26)

Fiscal Year 2025 Budget Comparison					
			2025		2026
		Budget	Actual	Difference	Budget
<b>Income</b>					
Condo Fees		193,920	193,920.00	0.00	199,980
Other Income - Fees			1,946.25	1,946.25	
Other Income - Antenna		25,400	25,392.00	(8.00)	25,392
Interest Income (MM)		2,680	2,733.30	53.30	
Interest Income (CD)		3,000	3,568.99	568.99	
<b>Total Income</b>		<b>225,000</b>	<b>227,560.54</b>	<b>2,560.54</b>	<b>225,372</b>
<b>Expense</b>					
Administration		28,900	30,637.76	1,737.76	29,942
Insurance		3,350	3,492.00	142.00	3,980
Utilities		6,500	5,700.57	(799.43)	6,200
Ground Maintenance		64,200	58,904.98	(5,295.02)	61,500
Ponds		16,500	16,044.23	(455.77)	17,000
Boats		22,000	21,704.62	(295.38)	24,100
Property Expense		1,500	1,705.00	205.00	2,850
Taxes		4,550	(1,047.15)	(5,597.15)	
Transfer to Reserve Account		78,000	78,000.00	0.00	79,800
<b>Total Expense</b>		<b>225,500</b>	<b>215,142.01</b>	<b>(10,357.99)</b>	<b>225,372</b>
<b>Reserve Expense</b>					
Boat Cover			2,500.00		
Street Repair - Asphalt			7,060.00		
Drainage Project			19,205.38		

# Board Report – 2025/26

- 5 New residents, 1 home for sale
- 46 Modification Requests
- Ponds, Spillways, Drains
- Landscaping and maintenance of common areas.
- Beautification – Summer, fall, holiday decorations
- Road repair/skim patching
- Websites

# Board Focus

- Assure Bylaws, Rules & Regulations are followed
- Uphold Architectural Standards
  - All plans for exterior changes and modifications, to include tree removal and landscaping changes outside of planting beds, must be submitted to Cummings Management for approval by the Board of Directors before work can begin.
- Establish a budget, a long-range plan, and manage the financial health of the association

## Board Focus cont'd

- Oversight of ongoing and future large projects - for example:
  - Street and curb repair and maintenance
  - Pond stabilization and maintenance
  - Landscape improvements
  - Boat use, maintenance, and repair
  - Mailbox repairs and replacement
  - Building repair and maintenance to guardhouse and utility building

# Committees

Ponds – Brett Ellis

Boats – Chris Bentley, Gary Riling and Brett Ellis

Boat use coordinators – Dale Love & Dave Patterson

Architectural – Meg Graff

(Consultant Alyce Riemenschneider)

Landscaping/Beautification – Managed by the Board

Social – Sharon Zatkin, Committee Contact

Sunshine – Sheila Tarnacki

Website Coordinator – Marsha Choley

Book Club – MaryEllen Ellis & Sharon Zatkin

Security Liaison – Hank Budesky

# PONDS

- Pond One - Pump has failed and is currently being replaced. The fountain was replaced in 2022
- Pond Two – Is a dry pond. The pump is 3 to 4 years old
- Pond Three – Is our highest risk pond. When Pond 3 reaches a high-water level, it is pumped to Pond 4
- Pond Four – Fountain replaced in the last 4 years. The pond requires maintenance and repair to improve the inflow/outflow of water on the north, northwest, and southwest sides of the pond.
- Pond Five – Fountain has been maintained. This pond overflows to the driving range

**Long Range Planning will discuss ponds in more detail**

# BOATS

## COMMITTEE & OVERVIEW

Chair – Chris Bentley and Gary Riling

Maintenance & Repair – Brett Ellis, Gary Riling, Kirk Schutter

Orientation Cruise - Al Sopha

Authorized Use Coordinator – Dale Love  
[headofclass01@hotmail.com](mailto:headofclass01@hotmail.com)

Boat Reservation System (BRS) –  
Dave Patterson

4<sup>th</sup> of July Lottery – Ann Marie Sopha

# BOAT USAGE

## Reservations

2025 - 186  
2024 - 193  
2023 - 256  
2022 - 183  
2021 - 168

## 2025 Use by Boat/by Month

	<b>Little Ben</b> (2001)	<b>Big Ben</b> (2013)	<b>BenEE</b> (2011)	<b>Tritoon</b> (2021)
April	1	0	0	1
May	1	3	4	2
June	3	11	10	8
July	15	18	18	23
August	8	13	9	15
Sept	1	8	2	5
Oct	1	2	1	1
Total	30	55	44	55

## **DISCUSSION**

- Should we reduce fleet size?
- Oldest boat, Little Ben, used considerably less than other boats
- Annual cost per boat is approximately \$6000
- Estimated slip rental \$2500 per season

## **Reminders**

- Always sign boats out through BRS.
- Boats can only be used by Villas residents
- After use, return gas tank to ½ full.
- Remove trash and clean boat for next use.

# **ARCHITECTURAL COMMITTEE**

**Modifications: Meg Graff**

**Design Consultant: Alyce Riemenschneider**

Functions as:

- A guardian of the community's aesthetic and structural integrity
- Provides guidance when requested
- Reviews modification requests and recommends approval to the Board

Through these activities the committee maintains the original vision of a distinctive European cottage-style community with a color palette designed to blend with the surrounding oaks and pines.

# SOCIAL COMMITTEE

**Sharon Zatkan**

Carol Cameron

Mary Ellen Ellis

Jann Felske

Lou Ann Goldblatt

Del Sawka

Kris Valade

Pat Wolney

## 2026 SOCIAL EVENTS

Spring Mixer – June 19

Summer Picnic – August 2

Holiday Luncheon – December 6

# **SUNSHINE COMMITTEE**

**Sheila Tarnacki – Coordinator**

The Sunshine Committee greets new residents to the Villas by providing a welcome gift along with a welcome packet.

In addition, to honor a loved one, the committee sends a bereavement gift of flowers to the family.

# VILLAS OF OAK POINTE WEBSITE

## **Marsha Choley – Coordinator**

The Villas website is a resource for the community.

- Resident Directory
- Exterior Color Palettes
- Bylaws, Modification Rules & Regulations
- Board Meeting Minutes & Newsletters
- The Boat Reservation System (BRS)
- Other amenities

## **BOOK CLUB**

Mary Ellen Ellis  
Sharon Zatzkin

**The Villas Book Club meets on the third  
Wednesday of each month at 6 pm at OPCC**

## **SECURITY LIAISON**

Hank Budesky

# Long Term Planning Committee Purpose

- Advise and recommend to Board future finance requirements and timing for annual services and larger, non-routine projects
  - Help preserve homeowner value
  - Maintain or enhance the beauty of the Villas
  - Help ensure the financial health of the Villas association
- Specifically
  - Provide a 10-year rolling forecast of income, expenses, and reserve balance
  - Project future costs for annual services/maintenance
  - Project timing/cost of larger, non-routine projects
  - Maintain a sufficient reserve balance to avoid special assessments
  - Make recommendations for annual assessment

# Asset Areas of Focus

- Ponds, Spillways, Drains
- Boats
- Roads, Curbs
- Landscaping
- Pathways
- Guard House, Building by Water Tower, Signs



# Expenses (Annual Services/Maintenance)

- Management Company
- Insurance
- Taxes
- Landscape (lawns, sprinklers, flowers, mulch, trees, fall clean-up)
- Boats (dock fees, insurance, registration, storage)
- Ponds (weed treatment, pumping, critter control)
- Snow removal
- Social events
- Road patching

# **Reserve Spend (Larger, Non-routine Projects)**

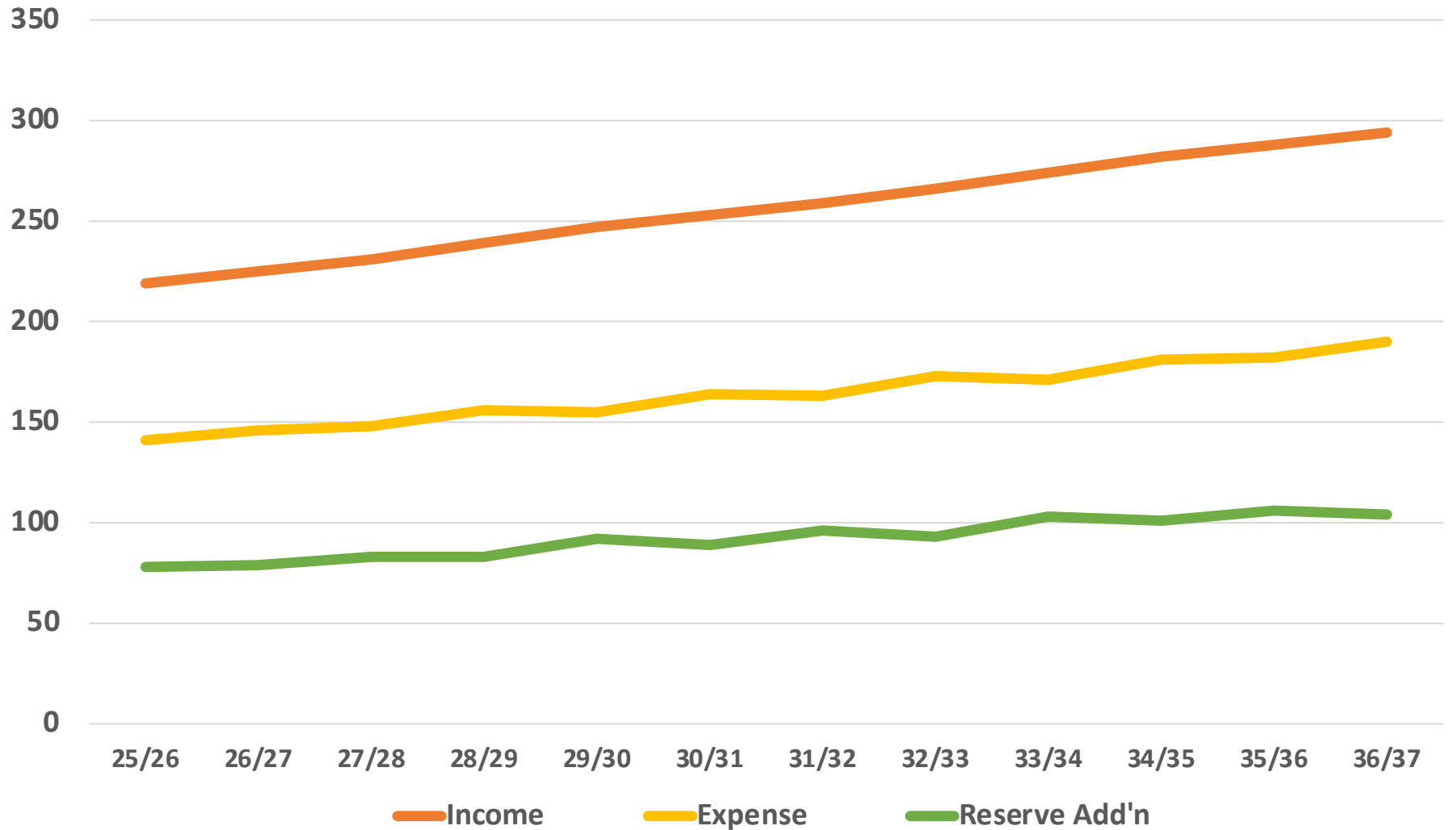
- Landscape change/refresh
- Paving and concrete replacement
- Boats (covers, refurbish, replace)
- Ponds, Spillways, and Drains (pumping systems, spillways, clean drains and catch basins)
- Buildings (Painting, roof replacement)

# Reserve Spend in 2025/26

Total spend - \$28,765

- Ponds, Drains, Spillways (\$19,205)
  - Pond 3 – rebuilt spillway and curb cutout drain to pond
  - Pond 4 – rebuilt spillway, added grate cover to outfall drain opening
- Boats (\$2,500)
  - Tritoon – new cover
- Roads (\$7,060)
  - Skim patched sections of Moret Court and Villa France

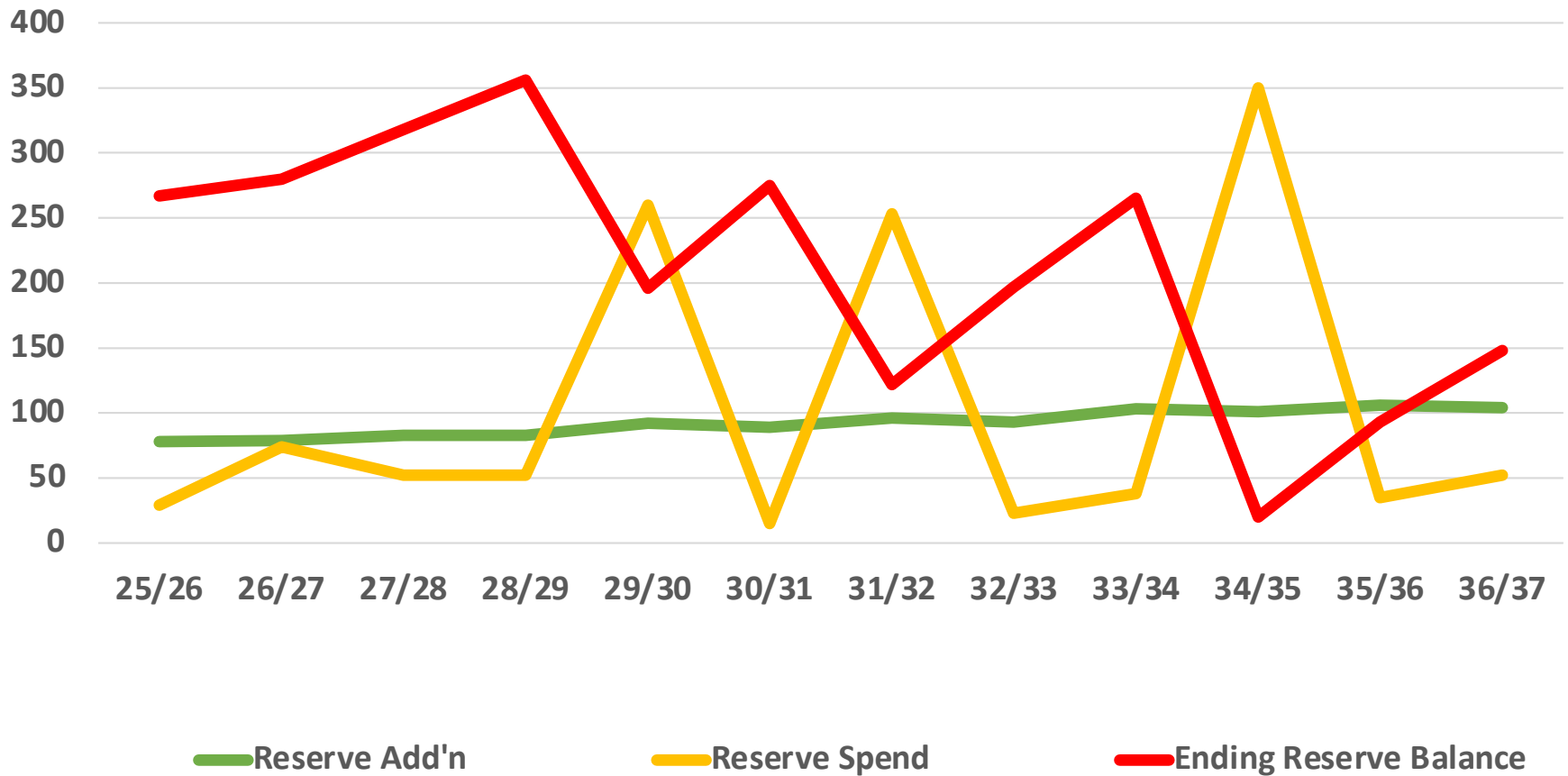
# Villas' Forecast ('000 \$)



# Villas Financial Forecast

- Over the next 10 years
  - Assume expenses increase about 3% year-on-year
  - Increase income about 3% each year
    - \$5 increase to monthly assessment each year adds \$6K to HOA income annually
    - Contracted increase in rental income from cell providers
  - Add \$80K - \$104K each year to reserve balance
- Forecasting enough reserve to fund projects over next 10 years ,  
BUT:
  - Depends on;
    - Actual increases in expenses and projects
    - Project timing
  - Additional projects either unplanned or not yet forecasted

# Villas' Reserve Forecast ('000 \$)



# Propose \$73,700 Reserve Spend for 2026/27

- Ponds, Drains, Spillways (\$46,000)
  - Pond 1 – new pump and controls
  - Pond 4 – improve flow into and out of pond; move electrical controls to fountain
  - Catch basins, storm drains and manholes – remove accumulated sediment
- Boats (\$17,200)
  - Ben EE – new cover, refurbish motor
  - Big Ben – replace motor
- Roads (\$8,000)
  - Seal cracks
  - Repair manhole cover
- Landscaping (\$1,500)
  - Plantings at entrance
- Buildings (\$1,000)
  - Repair gate at guardhouse

# Proposed Project Spend Over Next 10 years

- Roads
  - \$837,000 – in latter two thirds of period
- Boats
  - \$177,000 – throughout period
- Ponds, spillway, drains
  - \$117,000 – more in 1<sup>st</sup> half of period
  - Mostly ponds 3, 4, and 1
- Landscaping
  - \$56,000 –early and late in period
  - Need plans and proposals
- Buildings
  - \$12,500
  - Painting and new roof for building at water tower

A list of projects can be found on the Cummings Management website for the Villas under Documents/Reserve Study in the 2025 folder.

# Options if there is a shortfall in reserve funds

- Cancel, delay or reduce scope of project
- Increase monthly assessment
  - Every \$5/month increase generates \$6,000 for Villas annually
- Special assessment
- Reduce number of boats from 4 to 3 and rent available slip
  - Reduces expenses by \$6,000/year
  - Income from slip rental, ca. \$2,500/year
  - Money from one time sale of boat
- Rent building space to a third cell provider
  - Generates ca. \$14,500 in income annually
  - May require investment

# Board of Directors

## Nominations and Elections

- One two-year Board position is open
- **Brad Robinson** has agreed to continue serving on the Board.



**CUMMINGSMANAGEMENT.COM**

**Requests | Pay Online | Property Info**

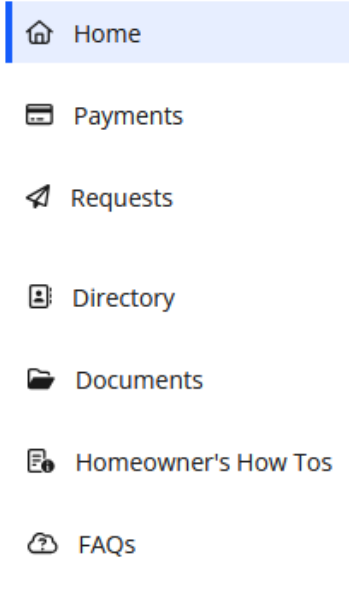


CummingsManagement.com

## Homeowner Dashboard: What You Can Do

Log in to your homeowner dashboard at CummingsManagement.com to:

- Pay association dues securely online
- View your account balance and payment history
- Access Association documents, including:– Bylaws– Rules and Regulations– Board agendas and meeting minutes– Other helpful community information



Your dashboard is your central resource for managing your Association account anytime.



CummingsManagement.com

## Homeowner Dashboard: How To Navigate

Use the menu on the left side of the screen to:

Home

Payments

Requests

Directory

Documents

Homeowner's How Tos

FAQs

- Payments

- Make association payments

- Requests

- Submit service requests

- Submit ARC (Architectural Review) requests

- Documents

- View Association documents and notices

- My Profile

- Update your contact information

- Set communication preferences

My Profile

Help

Log Out

Check the dashboard regularly to stay informed about your Association.

# Association Dues Payment Options



**Option 1** Set up a recurring payment with *Vantaca Pay* thru [CumminsManagement.com](https://CumminsManagement.com)

**Option 2** Set up a recurring payment through your personal bank (Bill Pay)

**Option 3** Mail in a check for association dues (Coupons)

# Questions & Answers

# Thank you for CPM Contacts attending!

## Phone

(810) 715-5310 or (800) 965-5292

Jeremy Daunt– Ext. 140

Maggie Snyder– Ext. 125



## Email

[jeremy.daunt@cummingspm.com](mailto:jeremy.daunt@cummingspm.com)

[maggie.snyder@cummingspm.com](mailto:maggie.snyder@cummingspm.com)

CummingsManagement.com