

VILLAS OF OAK POINTE ASSOCIATION
Board Meeting Minutes
February 10, 2026

Call Meeting to Order: **10:03 am**

Review/Approve Jan 13, 2026: meeting minutes: **Approved**

- Treasurers Report

Year End bank balance is higher than prior year end balances. Several items were contracted at favorable rates post budgeting. The amount budgeted for income taxes was not used as the tax was paid from the credit issued from prior year's tax returns.
There were some planned items that did not get completed. Looking at additional needed projects to be funded.

	Current Month 1/31/26	Year to Date 3/1/25-1/31/26
Total Operating Income	30,040.44	211,089.08
Total Operating Expenses	18,247.04	194,522.05
Checking Account		33,884.18
Reserve Account		153,900.25
Certificate of Deposit (5/19/26)		51,234.42
Certificate of Deposit (7/6/26)		55,402.74

- Cummings Report

Financials: **Discussed a few Cummings site reporting updates**
Budget: **Covered in financials.**
Modification Requests: **One with additional information needed.**
One pending (landscape) spring time.
Outstanding Work Orders: **Nothing new**
Other Outstanding Issues: **Nothing new**

- Committee Report

Boats: **Received updates from committee for 2026/27 budget**
Architectural: **See modification requests**
Landscaping: **ESG needs a plan (front entrance). Need to find a planning resource (Lois)**
Beautification: **Covered in landscaping**
Ponds: **Working priorities for the spring.**
Common Areas: **Nothing to report**

Social Committee: **Nothing to report**

Sunshine Committee: **One new resident to provide information**

Long Term Planning: Will ask the boat committee to verify projects they listed for 2026.

(Complete: covered in “Boats”)

- Old Business
2026/27 Budget - **Made minor changes. Budget approved pending entry of the discussed edits.**

- New Business
Homeowners Energy Policy Act – **Board reviewed and association will be compliant effective April 1, 2026.**

WOW desires access to our property to install fiber optic lines. Based on Cummings and personal feedback the board declines unless other factors are raised.

- Meeting Ended: 12:09 pm
- Next Meeting Scheduled: March 24, 10:00 am