

Caroline Oaks Homeowners Association
Board of Directors' Meeting
9 November 2022, 7 PM

Call to Order

Quorum achieved with the participation of Board Members, Vern S., Len G., Pam C., Rich G., Walt S., Dan D, Dharm T.
Jonathan Sucher, Cardinal Management, in attendance via Zoom.

Minutes of the 25 August 22 Board meeting were approved.

Finances

- Financial reports generated by Cardinal Management show us in good shape.
- Edward Jones Account (Reserve Fund) stands at \$172K as of 9 Nov 22
- Anticipated outlay for street maintenance in 2023 about \$36K: In February, our paving consultant (ETC) will assist with request for proposal preparation, distribution, and contractor selection. ETC: \$3,000 for spec development and RFP process/handling. Another \$3K for ETC for the AIA document and on-site inspections. \$30K for resealing, restriping and some concrete repairs using Reserve funds.

Old Business

- Our legal advisor posted the new STL Amendment to the land records.
- Newly ratified Short Term Leasing amendment to the governing documents has now been posted to county land records in accordance with the Property Owners Association Act.
- Repair of front wall (~\$1,400 per Walt's contractor). Walt will engage the contractor for repairs in spring 2023.

New Business

- Going forward future Proxy statements will seek homeowners' consent to receive items electronically.
- Budget discussion led to a decision to maintain 2023 quarterly dues at their present level.
- Cardinal Management will be implementing a new portal in the new year. Webinar coming.
- Revised parking resolution comes into effect on 1 December.
- Walt set up a feature on the website that pushes received emails (usually from realtors) to three Board members.
- Continuation of Pest Now agreement: Board members will consider and vote on it at the next Board meeting.
- Food truck night: we'll try and determine interest in a monthly visit to the community.
- Next Board Meeting will be in January.