

Oakleaf Homeowners Association No. 1, Inc

4411 Bee Ridge Road, #561, Sarasota, FL 34233

Oakleaf HOA Board of Directors Minutes: 14 April, 2026

CALL TO ORDER: The meeting was called to order by Pat Bucholtz at 6:00pm

DETERMINATION OF QUORUM: A quorum was established with 100% attendance.

Board Members	Position	Present
Pat Bucholtz	President	Yes
Phyllis Elsishans	Vice President	Yes
Steve Walker	Treasurer	Yes
Dan Purcell	Director	Yes
Joy VanDeMortel	Secretary	Yes

Subdivision Attendees: 1

Approval of Minutes: Approval of 30 March, 2026 Oakleaf HOA Board of Directors meeting minutes: Phyllis made a motion to approve the minutes, Steve seconded the motion and all were in favor; the motion passed.

Reports:

Treasurer's Report

- \$100,604 Bank Account; \$116,084 Replacement budget = \$216,688 Cash.

- Accounts payable: \$420.00 FPL bill

2025 tax owed \$149.00 was paid via the ACH system that is set up with the Treasury for the Oakleaf HOA.

Motion: Joy made a motion to approve the financial report, Pat seconded the motion and all were in favor; the motion passed.

Unfinished Business

- Renter information at 4756 Old Stone Road submitted for approval.

- The State Criminal Report is complete.

Action: Joy will send the homeowner of 4756 Old Stone Road the 'Oakleaf Renters Agreement Form' and request the renters signature and submission before the next HOA Board meeting.

Motion: Steve made a motion to approve the rental of 4756 Old Stone Road pending the receipt of the signed Oakleaf Renters Agreement Form; Phyllis seconded the motion and all were in favor; the motion passed.

Motion: Steve made a motion that from this point going forward, renters will provide: 1. Signed rental application (realtor form which includes the criminal background check) and 2. Signed 'Oakleaf Renters Agreement Form'; Joy seconded the motion and all were in favor; the motion passed.

- Update on the flag and pole installation and spotlight installation at the Reno entrance provided by Dennis: Installation by The FlagMan, LLC will be on Friday; 20-foot-tall pole that is one piece cemented into the ground; located by the Oakleaf sign. PHD will install two spotlights which will be on a timer like the other lights on Reno. Cost is \$1690.00

Motion: Steve made a motion to approve the installation at the quoted cost, Pat seconded the motion and all were in favor; the motion passed.

- Pat reported the flowering plants at the entrance were replaced by Troy Tropics because they did not do a good job the first time.

New Business

- Adoption of website for multi-generational homeowners: to encourage the adoption and use of the website, emails will be sent to the homeowners with the link to the website as well as a .pdf attachment of the Newsletter document.

Motion: Steve made a motion to create a Communication Committee as follows:

Chairperson: Joy VanDeMortel – HOA Board representative and

Vice - Chair: Laura Steber – Homeowner

Pat seconded the motion and all were in favor; the motion passed.

- Adding documents to the website: there are several covenant documents including separate amendments and lines through sections of the covenant which are very confusing. Therefore, we do not want to put them on the website.

Steve suggested that the HOA ask the attorney to provide a quote for a complete and clean Covenants document and remove anything that is currently prohibited by county, state, or federal law.

Action: Pat will contact the attorney and request and cost and timeline proposal for the updated covenants.

Modification Requests:

N/A

Owner's Comments: N/A

Next Meeting Date: June 8th 2026 at 6:00pm, at the Gulf Gate Library Upstairs Conference Room, 7112 Curtiss Ave, Sarasota FL 34231

Adjournment: Steve made a motion adjourn; Phyllis seconded the motion and the meeting ended at 6:55pm.

NOTE: Homeowners who have any questions and/or suggestions are encouraged to bring them to the next HOA Board Meeting.

OAKLEAF HOA