



The Oaks Community Association

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Meeting Minutes –Special Meeting

Wednesday, 8/26/2025

- A. Meeting Called to Order at 10:00am
- B. Committee Members Present: Directors B. Wyatt, B. Cammarota, D. Gomez, S. Brown, G. Pezzi. Director M. Turney arrived late at 10:15am. A. Tirapelli was absent without excuse. General Manager S. Cook was present. Attorney Megan Hall Present via video conference.
- C. Governing Documents Amendments:
 - a. Discussing regarding the new law AB130 pertaining to violations.
 - b. Reviewed changes to the Rules and Regulations
 - i. Added “RULES FOR” to sections II, III, IV, V & X
 - ii. Added Section V. number 13. Each failure may result in a separate violation.
 - c. Reviewed Changes to the Collections Policy
 - i. Page 7 of 7 number 5 change to include section I.
 - ii. Page 7 of 7 number 5a. Change “Misbehavior” to “Disrupting Quite Enjoyment”
 - iii. Page 7 of 7 number 6 change to “Health and Safety violations will result in up to \$1,000 fine per occurrence.
 - d. S. Brown Motioned to approve the Rules and Regulations and Collections Policy as amended for mailing for public comment. M. Turney seconded the motion. Motion passed 6-0-0-1.
- D. Reviewed and discussed letter for mailing to discuss changes in the law and the associations changes to the violations procedure
- E. Re-address Design Review Lot 205
 - a. B. Cammarota motioned to Approve the Design Review for the Roof Modification for Lot 205, bringing the member in compliance with the Unauthorized Architectural Improvements violation. D. Gomez seconded the motion. Motion passed 5-1-0-1. Dissenting vote S. Brown.
- F. S. Brown motioned to Adjourn. B. Cammarota seconded the motion. Motion passed 6-0-0-1

Meeting adjourned 11:52am

Minutes Approved By:

Bamblé J. Cammarota
Secretary, Bamblé Cammarota (signature)

8/10/25
Date