

Oakmont Village Homeowner's Association

Meeting Minutes

Tues. January 12, 2010 @7:30pm

1. CALL TO ORDER

1. The meeting was called to order at 7:30 pm by President Jay Broder. Attendance totaled 5 officers and 4 homeowners. A quorum of officers was present including Jay Broder, Wayne Stevens, Brian Schuessler and Laura Abdul.
2. Homeowner guests were welcomed.
3. Roberts Rules of Parliamentary Procedure were covered...Motion, Discussion, Vote

2. PROOF OF NOTICE

1. Meeting date and time was Posted on HOA Bulletin Boards at the front entrance.
2. Meeting date and time also given to Master Assoc. bookkeeper, Ellen

3. READING OF MINUTES - Brian

1. Reading of the minutes from the last official meeting of 2009 were quickly reviewed and heard.
2. The Transitional /Organizational meeting was conducted prior to the main meeting to ensure everything required for the meeting was complete and available.
3. Royal Palm Beach sheriff was not present for a local crime update.

4. Items Of Business

1. Thanks was given to previous Board members for their help, volunteerism, and guidance these past few years
2. The board reviewed the fiduciary responsibility to all homeowners and to maintain village in a manner expected by all.
3. The change-over to lock box system was smooth and was working well.
4. The transfer of funds to Sterling Bank with all Board members' support was completed.
5. A review of most of the files from previous administration were covered. They are being organized.
6. The president of the HOA touched base with KGR law firm to review all cases pending and figured that they have not been very aggressive in completing out items of interest.
7. We renewed HOA's State of Florida annual corp. license
8. The mailing address was changed to office with 10 x 10ft office space
9. We cancelled US Printing mail box saving \$210.00 per year...Valerie will forward all mail.
10. A formal filing for refund of FL Sales taxes erroneously charged by FPL approx. \$650.00
11. A new laptop computer was purchased with MS Office 2007 and set up Gmail address oakmontvillagehoa@gmail.com. Password is oakmont390.
Past HOA minutes need to be loaded into laptop. Update of missing months will be done later?
12. Reviewed insurance coverage with agent...Jay will pay invoices this week.

13. It was confirmed that what the HOA wanted to do in regards to clicker/home link SHUT OFF policy with KGR lawyer for delinquent accounts as first discussed at Nov. 2009 meeting and Dec. 2009 meeting was legal.
14. Wrote and distributed notice to only 7 of the high balance past due accounts after approval from KGR law firm and opinions from other Board members
15. Discussion with Laura on need to draft village newsletter ASAP.
16. Spoke to TEM about loading software onto our new laptop or to go internet based. It was decided to go local due to cost.

5. FINANCIAL REPORT – Laura Abdul

1. Financial Report given by Laura Abdul.

6. OLD BUSINESS

1. Spoke to Stephanie Clark about yearend financials
2. Got quote from CPA about Federal Tax Return for HOA...no change in fee
3. Wayne---contacted Martin Landscaping about mulch. Mulch was installed, but at a much higher price than thought.
4. Looked at plants in common area and decided on a possible move to pump fenced area
5. Use of our irrigation system by Master Association was concluded. We only supply a couple of sprinkler heads off of our pump and decided not to pursue due to their mowing of part of our common area.
6. Need to coordinate delinquent collections with Master Assoc.—LAURA
7. Parking on the inside circle needs to be on the odd numbers side of the street. Put in newsletter.
8. Message Board uses was discussed and was agreed that it would be for residents only and limits would be set by the board on length of time and subject matter to be posted.
9. Oakmont cameras live.... <http://72.156.63.202>

7. NEW BUSINESS

1. The transfer of all data from Larry's computer to the HOA's laptop needs to be completed.
2. New manual access codes will be issued by mid month February.
3. Jay will learn TEM programming and usage for the new laptop.
4. ARC and Violations committee needs to be finalized. It will be firmed up at the next meeting.
5. Update records with phone numbers and email addresses for us and for PB Sheriff Alerts
6. Purchase of a storage unit for HOA materials was discussed and was tabled. Jay will store items at work location.

8. OPEN FORUM

1. Brian moved to adjourn. Wayne seconded the motion. Passed unanimously.
2. The meeting was adjourned at 9:20.

9. NOTES

1. None.