

Oakmont Village Homeowner's Association

Minutes

Tues. July 13, 2010 @7:30pm

A. CALL TO ORDER

1. Welcome Guests. Several homeowners were present.
2. Determination of quorum. All five board members were present.

B. PROOF OF NOTICE

1. Posted on HOA Bulletin Boards, emailed those in database
2. Given to Master Assoc., posted in Madison Green Newsletter
3. Posted on Ch. 63

C. READING OF MINUTES - Brian

1. Last meeting May. 11, 2010. Minutes were read by Brian Schuessler and 2nd by Rob Solomon.

D. PRESIDENT'S REPORT

1. Master Assoc. notes covered by the president of Oakmont HOA.
2. Elliot Suede Memoriam dedicated 13 July 2010. He was always present at our meetings and will be deeply missed! His wife thanked us for the thoughtful motion.
3. Sterling Bank solvency and security of CD's. It was decided by the board that the CD's be kept at Sterling despite the fact that they could be taken over by another bank. They are guaranteed by FDIC.
4. KGB Law firm status review covered. They declined to turn over the dockets for a fee of \$4000.
 - a. Homes in foreclosure were covered.
5. Tree trimming completed 12 July 2010 to all trees located in swale. Brian will recheck with arborist on fee and trees that were not trimmed and why.
6. TEM Maintenance Agreement too high @\$2990. Corrosion problem brought to light on gate arm box housings. Wayne also recommend that should we decide to replace the bases in the future that we install protective steel posts around the key pad box also to prevent damage from future collisions with the box by an automobile.
7. Analysis of Reserve accounts (CD's) decided to keep for future emergencies.
8. Rental policy 1712 Annandale---RENTERS MOVED OUT , is now currently for sale.

E. FINANCIAL REPORT – Laura Abdul

1. Laura provided financial reports and covered all accounts.

F. OLD BUSINESS

1. Wayne contacted Martin Landscaping (Alphonso) mulch work done but Royals missed. Decided to have mulch work done locally by one of the homeowners.
2. Looked at plants in common area and possible move to pump fenced area. It was decided to delay move until fence is complete around pump house.

3. SBT—Irrigation contacted to look into the pump pressure oscillations. They had cleaned pressure sensor and problem still remained. They have been contacted of continued problems.
4. Hurricane Preparedness. No responses from any of the homeowners.
5. Fencing and landscape by 1700 Annandale. Still waiting for two other estimates. Laura will get back with two other estimates.
6. ARC Committee-elevation survey for pools was rejected and that the process should not be any more restrictive than the master association.
7. Violations Committee

G. NEW BUSINESS

1. ARC and Violations committee reviewed the list of violations and the name was also changed to Community Standards Committee.
2. Modify Noise Policy from 7:00am to 8:00am was rejected.
3. Prepare another newsletter for July or Aug was decided to send it out in December.

H. OPEN FORUM

1. There were no new items brought to the boards attention.

I. Adjournment

1. The meeting was adjourned at 9:00 and seconded by Wayne.