

Oakmont Village Homeowner's Association

Minutes

Tues. May 11, 2010 @7:30pm

1. CALL TO ORDER

1. Welcome Guests
2. Determination of quorum present was Jay, Wayne, Rob, Brian. One homeowner present. Meeting called to order at 7:39.

2. 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

3. READING OF MINUTES - Brian

1. Last meeting Mar. 9, 2010

4. PRESIDENT'S REPORT

1. Sterling Bank solvency and security of CD's. We are covered by insurance should they go bankrupt.
2. Touched base with KGR law firm to review all cases pending. Updates sent by President to KGR on ledger sheets. Top five delinquent accounts reviewed. It was decided to speak with Master HOA Attorney Kinsey on our option to stop doing business with KGR. Motion was to limit \$4000 as the settlement amount to KGR without additional board approval.
3. Filed and received refund of FL Sales taxes erroneously charged by FPL approx. \$650.00 Credited on invoice.
4. Updated over 50% of contact info for homeowners including address and email addresses. We need to go door to door to get the rest of the homeowners to get their email addresses for HOA information distribution.
5. Distributed Laura's village newsletter in April. It was another professionally done product.
6. Transfer of new data to new computer is complete.
7. Analysis of Reserve accounts (CD's)
8. Rental policy 1772 Annandale. It was agreed upon that the violations need to be corrected within 90 days of written notice from the Oakmont HOA board.
9. Palm Beach County Sheriff's Office Deputy Ramos briefed that there has been a rash of house burglaries through sliding glass doors. It is highly recommended that blinds be closed for all windows and doors. Especially those over the sliding glass doors.

5. FINANCIAL REPORT – Laura Abdul

1. Financial Report covered by President. Noted that residents need to mail dues to correct address and cannot be given to board members. Electronic copy will be sent later for saving in HOA file. ADT paid full for the year and we were given a discount.
2. Financials need to be broken down into 1 page documents due to format problems when inserting into minutes. (see below only page one of four)
3. All other financial information has been saved on the HOA computer.

11:00 AM
05/15/10
Account Base

Oakmont Village Homeowners Association
Profit & Loss Budget Overview
January through December 2010

| | Jan 10 | Feb 10 | Mar 10 | Apr 10 | May 10 | Jun 10 | Jul 10 |
|--------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| Quarterly HOA Dues | 2,790.00 | 2,790.00 | 2,790.00 | 2,790.00 | 2,790.00 | 2,790.00 | 2,790.00 |
| HOA Late Fees | 33.33 | 33.33 | 33.33 | 33.33 | 33.33 | 33.33 | 33.33 |
| Violation Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Other Income-Gate Transmitters | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Income | 2,823.33 | 2,823.33 | 2,823.33 | 2,823.33 | 2,823.33 | 2,823.33 | 2,823.33 |
| Expense | | | | | | | |
| Bank Service Charges | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Community Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Gate Monitoring | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance | 330.58 | 330.58 | 330.58 | 330.58 | 330.58 | 330.58 | 330.58 |
| Management Fees | 416.67 | 416.67 | 416.67 | 416.67 | 416.67 | 416.67 | 416.67 |
| P.O. Box Rental | 18.19 | 18.19 | 18.19 | 18.19 | 18.19 | 18.19 | 18.19 |
| Postage and Delivery | 16.25 | 16.25 | 16.25 | 16.25 | 16.25 | 16.25 | 16.25 |
| Professional Fees | | | | | | | |
| Accounting | 416.67 | 416.67 | 416.67 | 416.67 | 416.67 | 416.67 | 416.67 |
| Legal Fees | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 |
| Total Professional Fees | 666.67 | 666.67 | 666.67 | 666.67 | 666.67 | 666.67 | 666.67 |
| Repairs and Maintenance | | | | | | | |
| Equipment Repairs | 166.67 | 166.67 | 166.67 | 166.67 | 166.67 | 166.67 | 166.67 |
| Gate Repairs | 91.83 | 91.83 | 91.83 | 91.83 | 91.83 | 91.83 | 91.83 |
| Lawn Maintenance | 133.33 | 133.33 | 133.33 | 133.33 | 133.33 | 133.33 | 133.33 |
| Total Repairs and Maintenance | 391.83 | 391.83 | 391.83 | 391.83 | 391.83 | 391.83 | 391.83 |
| Taxes | | | | | | | |
| State | | | | 61.25 | | | |
| Total Taxes | | | | 61.25 | | | |
| Telephone | 104.06 | 104.06 | 104.06 | 104.06 | 104.06 | 104.06 | 104.06 |
| Utilities | | | | | | | |
| Gas and Electric | 514.66 | 514.66 | 514.66 | 514.66 | 514.66 | 514.66 | 514.66 |
| Total Utilities | 514.66 | 514.66 | 514.66 | 514.66 | 514.66 | 514.66 | 514.66 |
| VIDEO EQUIPMENT & MAINTENAN. | 41.67 | 41.67 | 41.67 | 41.67 | 41.67 | 41.67 | 41.67 |
| Total Expense | 2,900.58 | 2,900.58 | 2,900.58 | 2,961.83 | 2,900.58 | 2,900.58 | 2,900.58 |
| Net Ordinary Income | 322.75 | 322.75 | 322.75 | 361.50 | 322.75 | 322.75 | 322.75 |
| Other Income/Expense | | | | | | | |
| Other Income | | | | | | | |
| Interest Income | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 |
| Total Other Income | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 |

6. OLD BUSINESS

1. Use of David Berns, CPA @ lower cost was discussed again. It was voted on to go ahead and start using his services.
2. Waiting for Sierk, CPA to file annual HOA Federal Tax Return. It will be signed by Lorraine Stevens for the year 2009.
3. Wayne---contacted Martin Landscaping (Alphonso). Recommended that we look into piggybacking on Master Association when they get mulched by commercial provider. Wayne will take this for action.
4. Looked at plants in common area...possible move to pump fenced area was decided to be put on hold until pump fencing was installed and bushes could be replanted at new location.
5. SBT irrigations work on the front entrance seems to have fixed the watering problems.

6. Message Board use for locating pet was successful. It was also recommended that if bulletins are taped to the boards outside of the case that they be removed immediately and if contact numbers are available that they be notified to not deface Oakmont property.
7. Rental Policy for 1712 is still not in. House has been rented and HOA has not received their policy signed by owner and renter. Owner has 60 days until fines will be started at a rate of \$25 per day. The start date is 1 June 2010.
8. Fencing and landscape by 1700 Annandale proposal for 48' of white fencing. Recommended that another proposal be brought forward for comparison before moving ahead with construction.
9. Violations Committee presented report on delinquent houses.

7. NEW BUSINESS

1. ARC and Violations committee commented that the community is definitely improving as the year progresses. It is all of the boards responsibility to ensure home are kept up to standards set by the Master and Oakmont HOAs.
2. Hurricane Preparedness was discussed. One of the items that will be taken care of is professional pruning of the trees in the swale. This will both ensure stronger growth, lessen the likelihood that overloaded branches would break off and they would be thinned out to allow high winds to penetrate the trees and not damage them. This should be done approximately every 3-4 years according to the arborist contracted. Pruning should take place in the month of July.
3. Preparation of another newsletter for June or July was discussed?

8. OPEN FORUM

1. Preparation of another newsletter for June or July was discussed?

9. ADJOURN MEETING

1. Meeting was adjourned at 9:12.

10. NOTES

1. None.