

OAKMONT VILLAGE HOMEOWNERS ASSOCIATION INC
BOARD OF DIRECTORS MEETING
September 1, 2011
7PM

BOARD MEMBERS PRESENT

Keith Epstein
Gary Cann

Absent

Bryan Schuessler
Ryan Thomas

Also Present

Donna Segan, Property Manager
Sandy Bennett, Property Manager

Meeting posted 48 hours in advance

Acceptance of Previous Meeting Minutes

Motion to accept previous minutes by Keith, second by Wayne, all in favor, motion carried.

Treasurer Reports

Reviewed accounts

Donna suggested that we call the owners that show small balances and let them know, to clean up the aging. Board was unanimously in favor of doing so. We confirmed that payments are late if not received by the 30th of the month.

Attorney Report review

The Board discussed accts currently in legal. There are two accounts that need further review and we will advise the board accordingly.

Budget meeting and date of:

Previously the workshop was held in Oct and Meeting for November.

Workshop meeting will be October 6th and work on the proposed budget between now and then. The budget will need to be confirmed at this meeting to have time to mail for the budget meeting in November.

Reserves-Establish specific reserves, possibly consider pooled reserves.

Motion made by Gary to accept treasurer report, second by Wayne, all in favor motioned carried.

CR&R

Discussed standards for the community.

Mulching-Discussed standards. Boards position is that if it is due, then it should be done.

Shutters-Follow Royal Palm Beach Village Code, verify this then proceed with notices accordingly.

Motion to follow Royal Palm Beach Village Code for shutters by Wayne, second by Keith, all in favor, motion carried.

First letter was previously 30 days, then second letter 30 days, then 10 days. The fine was \$25 per day until \$1000 was fined.

Board's opinion this is too long of time for compliance of a violation.

Motion made by Keith to accept the policy to make first notice 30 days then 15 for second, then hearing/commencement then fines of \$100 per day up to the maximum legal limit of \$1000, second by Wayne, all in favor motion carried.

Donna will send the draft letter of the 30 day violation to the board for approval.

Parking and towing discussed.

The current rule for parking is that you must be park on odd side and in the direction of traffic.

Discussed enforcement of parking in the streets etc. Discussed options and possibilities.

The board stated that there is not a true Tow company that is posted for the community.

Motion made by Gary to have A Lightning Towing post their signs and contract, second, Wayne, all in favor, motion carried.

Discussion regarding a Boat being left in the driveway, they have received two notices already. There was also a fine letter sent per the Board. Fines should be imposed on this account. The Tow Company will be directed to sticker the Boat then if not moved authorize towing after 24 hours. Motion made to accept by Wayne, second by Keith, all in favor, motion carried.

ARC Report

Rental Application-Motion made to accept revised application as written by Keith, second by Gary, all in favor, motion carried.

RPBS

Contact Diane to give them the meeting schedule.

Meetings will go to every other month, not including the upcoming budget, annual meetings.

Annual Meeting is held in December-Only one notice is sent. December 1st.

Owner stated that she had met with Jeff H. and the property Manager for Madison Green. Discussed the colors for approval. The blue color has already been denied by some of the other villages, and is asking for this board to please disapprove this color. Motion made by Keith to disapprove the Blue paint color in Oakmont Village, second Wayne, all in favor, motion carried.

Motion made to adjourn made by Keith, second by Gary, all in favor, motion carried.

