

**MINUTES OF THE OAK LAKE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 10, 2007**

Board Members Present: John Drago; Stefani Porter; Heidi Mulligan; David Kaufman

Board Members Absent: Dick Ginise

A quorum was established.

Guests: Puru Patel; June Melody; Jennifer McCrary; Ha-Ling Tang; Frank Miller

**Agenda Item 1: Call to Order**

David, President, called the meeting to order at 8:05 p.m.

**Agenda Item 2: Reading of Previous Meeting Minutes**

Heidi read the minutes for July and August. *David motioned to accept the minutes with corrections, John seconded. All in favor, motion carried.*

**Agenda Item 3: Treasurer's Report**

Checking \$12,952.56 and 3-month T-Bill account balance was \$49,416.08 and the Reserves were \$75,434.33 and Petty Cash was \$92.40.

**Agenda Item 4: Delinquencies**

Delinquencies: Lot 59 for \$1,317.00. Board voted to foreclose. *David made a motion to foreclose, Heidi seconded, all in favor with the exception of Stefani Porter who recused herself as they are her neighbors. Motion carried.*

- *Stefani made a motion that the fine lodged against Lot 62 for their side fence be reversed, Heidi seconded. All those is favor. Motion carried.*
- *Stefani made a motion that the fine lodged against Lot 71 also be reversed, David seconded. All those is favor. Motion carried.*
- *Heidi made a motion that the fine lodged against Lot 117 for landscaping be reversed, John seconded. All those in favor Motion carried.*
- *Stefani made a motion that all fines placed on residents on August 2nd be reversed due to postal and posting issues, Heidi seconded. All those in favor. Motion carried.*

**Agenda Item 5: Old Business**

- A. Pool. The pool light was replaced and is now working. Renovation was discussed. Bids are being refreshed.
- B. Maintenance Engineer. Frank Miller was introduced and welcomed as the new Maintenance Engineer.
- C. Security Camera Update. John Drago reported that the contract has been finalized and installation of the common area surveillance system is tentatively scheduled for October 4<sup>th</sup> & 5<sup>th</sup>. The cost will be \$13,203.63 for the 3-camera hi-def system. Frank Miller reported that on Sat. night the lights at the parking lot were vandalized. He suggested motion-activated sprinklers for the parking lot area that would go off late night. The cost will be investigated. Security needs to start sending the deggy reports again. Dick will be informed about this. Heidi mentioned a Neighborhood Watch type surveillance on the weekends to curb the parking lot activity.
- D. Clubhouse Renovation. The Clubhouse Renovation Committee will be meeting again to discuss more details regarding the considered Special Assessment. The Board sought a legal opinion

regarding the situation and found that the renovation of the CH is not considered a capital improvement. A secret vote must be conducted asking for the Special Assessment. The Clubhouse Renovation Committee will be meeting in the near future to discuss further details after Dick speaks with the legal team once again regarding some questions.

### **Agenda Item 6: New Business**

- A. Lake Committee.** The Lake Committee consisting of David Kaufman, Dick Ginise and Heidi Mulligan met with Marine Biochemists to review the non-working pump situation. It has been found that the existing system is extremely old and damaged. The Lake Committee recommended to the Board the placement of two floating (Cypress) fountains (in addition to the already-in-place bubblers). A Cla-valve will also be installed. A bid is being drawn up. The approximate cost will be \$15,000. Another bid was discussed, however the Board recognized this is a highly specialized area and that may not be possible. *(Subsequent approval for the outlined system was made by the Board through an online vote on September 13, 2007. With all in favor, the motion passed).*
- B. Landscaping Proposals.** Dick reported, in absentia, that there is tree trimming that needs to be completed for the cost of \$620. *Stefani made a motion that the two trees lakeside and one on the island be trimmed by Tru-Green. John seconded; All in favor. Motion carried.* Dick, in absentia, also stated that the edge of the lake is deteriorating and cracked. There are holes along the edging that need to be filled. Tru-Green will provide 4 yards of soil (40 hours of labor to wheelbarrow the soil in and do the compacting) for the cost of \$1,280. *John made a motion to have Tru-Green complete this work for the cost of \$1,280, David seconded. All those in favor. Motion carried.* Also, for the fountain work on the lake, a 35' trench will have to be dug, 8" wide and 18" deep. Tru-Green will do this for \$440. Additionally, Tru-Green will be instructed to fill in spaces between the bougainvillea at the entrance with more of those plants.
- C. October Board Meeting.** Officer Herold is scheduled to appear at the next Board Meeting on October 8<sup>th</sup>. The meeting will start at 7:30 to accommodate her schedule. This will be mentioned in the next Honker.

### **Other**

- Resident Tang of Sedan Avenue had sent the Board a letter which was read earlier in the meeting. Then Ms. Tang arrived to ask why she is receiving letters regarding a tree that is not on her property. The Board agreed to clear up the misunderstanding.
- A resident at Lot 50 sent a letter that they will be filming. The Board will contact them via phone call or letter regarding our expectations and monitor the situation.
- A resident (Lot 103) of Sedan Avenue came to discuss a problem about her wall. The Board advised her that it was a neighbor-to-neighbor issue and that she needs to discuss it with the neighbor or call the City (311).
- The resident at Lot 195 complained that wet-suits were hanging from the garage at Lot 110. The Board will send a letter.
- Letters will be sent regarding the boat trailer on Samra and the trailer on Denise.

Meeting adjourned at 9:45 p.m.