

## OAK KNOLL HOMEOWNERS ASSOCIATION

### **BOARD OF DIRECTORS PRESENT (Via Zoom):**

President-Karen Burnside  
Vice President-Dan Rivers  
Treasurer-Susan Ferrara  
Director-Dean Kubler  
Secretary-Amy Goldstein

President Karen Burnside called the meeting to order at 7:34 pm. Amy announced that the meeting was being recorded. Karen announced that there would be a sign language interpreter attending the meeting.

### **MINUTES**

The minutes from the January 19, 2021 meeting were read and accepted. Dan motioned to approve the minutes; Susan seconded the motion.

### **OPEN FORUM**

Karen thanked everyone for joining and indicated that the Zoom format may be helping to improve meeting attendance. Before starting the Open Forum portion of the meeting, Karen shared the speed hump survey results:

The completed surveys were due on April 15. Of 132 homes, 104 responded and of that number, 25% were in favor of speed humps, 75% were not. Karen stated that, based on the survey results, the Board will not be pursuing speed humps at this time. She thanked Deb Shustack and Zack Felsen, who volunteered their time on this initiative, for the groundwork they did so that the Board and, ultimately, all residents, would know the estimated cost and other requirements to install speed humps had more residents wanted them.

Karen asked Amy to make a statement, for the Minutes, regarding the results of the survey. Amy stated, “based on the results of the survey, the Board has determined that, at this time, there was no vote needed on whether or not to install speed humps throughout our neighborhood”. Karen asked Amy if there was a plan to have the Davie police-provided speed radar monitor moved from West to North. Amy advised that, to date, she had not found a place to locate the monitor on North. She had emailed the resident at the most likely address to relocate the monitor but had no response. Amy noted that the location of the monitor needs to be at a place where entering vehicles start to speed so there are not too many options on North. She also mentioned that, although the Davie police were willing to move the monitor, it would be best to keep it positioned for incoming vehicles rather than those leaving the neighborhood.

Karen indicated there are other traffic-calming options that will be researched, such as portable solar speed-monitor signs that could be attached to a light pole; she was unable to get costs prior to the meeting. Karen asked if there were any residents who would be willing to serve on a committee to pursue options other than speed humps. Jan Stenning-Tundervary, Amy Battaglia and Flavius Lazar volunteered for this committee. Both Amy and Karen offered to send information that they have already gathered on other traffic-calming products.

## **OPEN FORUM (continued)**

Jan Stenning-Tundervary also thanked Deb and Zack for their work regarding speed humps. She expressed her feeling that residents were not made aware of actions the Board was taking such as installing the temporary radar speed monitor and, had there been more transparency in the process, residents could have made more informed decisions on the matter. Dean asked if we are looking at other devices, such as a flashing sign, would there be homeowners willing to have such a sign on their property. Karen responded that that would have to be part of the committee's responsibility and that most likely another survey would be conducted presenting the alternatives, to gauge residents' feelings on the options presented.

Karen asked Jan for her opinion and Jan stated that we have a lot of signs at the entrance besides the current speed limit sign. Jan suggested the possibility of placing speed limit signs by our current street signs at the intersections of North, West and East. She also suggested making drivers aware that they are speeding in a safe, non-confrontational fashion. Karen reminded attendees that, if she is provided an address for where a speeding car parks, she will send that resident a friendly letter to remind them and/or their visitors of the speed limit within Oak Knoll. Jorge Pujols agreed that there are many signs at our entrance, which overshadow the speed limit sign.

Karen mentioned that the speed hump discussion may have resulted in more awareness among residents that there is a 20 mile per hour speed limit in our neighborhood and that, although it is a low speed limit, it's what we need to ensure safety for everyone.

A resident asked if the fountain electric was still being paid while it has not worked. Karen responded that it was still being paid and that she is working with Caesar at the Country Club to get it fixed. She realizes this is frustrating for those living on the lake who enjoy the fountain but, even more importantly, the fountain keeps the lake from stagnating so, for the lake to stay healthy, the fountain must be working.

## **PRESIDENT'S REPORT**

All food cards have been distributed and paid for; 12 residents sold/bought cards. Karen reminded residents that, for ANY changes to the front or back of your house, an ARC Request Form must be submitted. Karen mentioned that a home for sale in Oak Knoll Estates, 1940 West, had an offer exceeding \$600,000 about 20 minutes after it went on the market.

## **TREASURER'S REPORT**

As of today we have two CDs totaling \$44,004.13. They are as follows: \$28,989. at .74% expiring 9/1/2021 and \$15,014.32 at .25% expiring 8/13/2021. A CD matured and was moved into a Money Market earning at .2% at Centennial Bank. The checking account balance is \$103,565.71 less \$251.00 in outstanding checks, which comes to \$103,314.71.

Susan did a review of what our HOA payments fund. She displayed an easy-to-follow spreadsheet and started with the total of our quarterly maintenance and annual food card fees. Then she showed all the expenditures, fixed and miscellaneous, we have throughout the year, which results in expenditures equal to what the HOA takes in.

Jorge asked if Susan is tracking what is being paid toward the road repair assessment. Susan responded that Platzer, our accounting firm, tracks those payments. In addition, Susan mentioned that our finances undergo an IRS audit, via Platzer, annually. All checks, invoices, receipts, statements, etc. are provided to ensure we meet all financial guidelines as an HOA.

A resident asked if the fountain light payment is a fixed amount. Karen said yes and explained that the charges are currently on a resident's meter and that, prior to COVID, it was in the works to get a separate meter for the

## **TREASURER'S REPORT (continued)**

fountain light but COVID concerns prevented further action. That initiative will be pursued again at a later date, but Susan cautioned that it will be quite expensive to have a separate meter line run from the fountain to the lake entrance on East.

Susan was excited to discuss our new bank. We are moving from Bank of America to Centennial Bank, a recommendation from Platzer and have opened two accounts, an operating account and a money market, which will hold our road reserve money. Centennial Bank gives residents the ability to sign-in and set up automatic payments from your checking account for your quarterly dues. Your payments will clear much faster and we hope this feature helps residents stay on track and avoid missing payments, which results in late fees.

More information will be provided to residents as we receive it from Centennial Bank.

## **COMPLIANCE ISSUES**

Those residents who have unresolved compliance issues have contacted Karen about them. Karen asked that residents who notice compliance issues throughout the neighborhood email the five board members (not just Karen) so the Board, as well as the Compliance Committee, are all aware of and can work on the issues.

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

Karen stated that there will be a Board of Directors election in January and asked residents to attend meetings if they think they would be interested in joining the Board. Karen mentioned that we need to update our Standards, which have not been updated since 2017, and asked for volunteers to serve on the committee. Jorge Pujols, Amy Battaglia and Jan Stenning-Tundervary volunteered. The Board will automatically be part of this committee.

The first Board of Governor's meeting in a year will be held on Tuesday, April 27. Karen will attend; it will be a closed meeting, meaning only the representatives from each Phase may attend. The Country Club pool re-opening will not be on the BOG meeting agenda.

Karen will look at sidewalks to see what repairs are needed and those repairs will be covered by the 2021 budget.

Karen also mentioned that we will be getting new green trash bins as the Town of Davie transitions from Waste Management to Coastal. Some details were posted on the Facebook page, but final details will be provided to all residents once they are finalized.

The next meeting is scheduled for the Fall, 2021 (date to be determined). Susan made a motion to adjourn the meeting at 8:45 pm. Dan seconded the motion.

Respectfully submitted,  
Amy M. Goldstein, Secretary