

OAK KNOLL HOMEOWNERS' ASSOCIATION
March 21, 2022

BOARD OF DIRECTORS PRESENT:

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

President Karen Burnside called the meeting to order at 7:34 pm.

MINUTES

Dean motioned to approve the minutes; the motion was seconded.

OPEN FORUM

There were no comments made.

PRESIDENT'S REPORT

Karen and Amy worked on the mailboxes; homeowners Karyn Roth and Jeff Sparks helped as well. Several houses have recently sold: 1720 East, 1700 West, 1521 West may be under contract.

TREASURER'S REPORT

We have two CDs at Centennial Bank, one for \$44,164.52 at .25% maturing on September 7, 2023, and one for \$40,000 at .20% maturing on February 1, 2024. The Road Reserve balance is \$108,941.26, including interest. There are five payments remaining on the Road Reserve. The Centennial Bank balance is \$48,755.05 less outstanding checks for \$3,041.32 for a total of \$45,713.72. Susan presented a line-item chart showing the budgeted amount and what has been spent year-to-date.

Based on questions from attendees, Susan will include specifics related to miscellaneous spending not budgeted for in other columns.

Dan made a motion to accept the Treasurer's Report; the motion was seconded.

COMPLIANCE ISSUES

Karen reported that there are no outstanding compliance issues at this time. Several homes will soon be painted, and we have some pending ARC requests to approve. Amy explained that two ARC requests have been rescinded and will be resubmitted.

Karen will have an email sent out regarding lawn maintenance since, now that it's the rainy season, lawns need to be mowed at least every 10 days.

OLD BUSINESS

Speed Calming

Jan, representing the Speed Calming Committee, described a 20-mph speed limit sign with solar flashing LED lights. Karen would like to put one of these signs on the entrance pole, replacing the existing speed limit sign.

At least two signs can come off the entrance sign pole. The lighted sign costs \$927. Jan also mentioned “sandwich board” style speed limit signs that can be moved around the neighborhood. The sandwich board signs are \$175. Karen had photos of both the solar and sandwich board sign on her iPad so attendees could view the items being discussed.

Jan stated that she had walked the neighborhood to scope out possible locations if the consensus was that we need more flashing speed signs. She thought that good locations would be in the swale directly across the sidewalk from light poles that are about mid-way on North, West and East. Jan suggested a suitable location for a lighted sign would be near the stop sign at the intersection of East and West. There was discussion about the need to talk to homeowners in these locations, even though homeowners do not own the swale.

Karen asked the Board to make a motion to purchase the solar and sandwich board signs. Amy motioned to make the purchase; the motion was seconded.

Light Pole Painting

Dean gave an update on this topic. He met with a Sherwin Williams area manager who came out and looked at our light poles and made recommendations. We would need to pressure clean and prime the poles and use special paint for concrete. The poles would need two coats of water-based topcoat. The paint would be rolled, not sprayed. Dean has the name of two contractors who could do this work. We have 15 light poles; an estimate Dean originally got was about \$3200. Homeowner Noel Weinstock talked to his painter, and he got a price of approximately \$100 a pole. Noel’s painter estimated it would take a three-man team five minutes to paint each pole. Dean will contact Sherwin Williams to find out how long the paint will last in the elements.

Sidewalk Repair

Dean attended an Expo and found a company called Florida Sidewalk Solutions. Without confirming with Dean, the company showed up and began marking the sidewalks that are uneven. The company sent an estimate of \$17,000 to slope approximately 235 uneven slabs. This company does not repair or replace slabs.

NEW BUSINESS

On March 9, Poinciana, which has 728 units and is the largest phase in Pine Island Ridge, voted to remove all members of their current Board, including Board President Art Smith. At an emergency meeting of the Board of Governors, a proposed contract for \$99,000 per year for Art was not ratified. The Board of Governors also voted to have Art Smith removed from office that night. The general election is scheduled for March 29, 2022.

Dan made a motion to adjourn the meeting at 8:47 pm; the motion was seconded.

Amy M. Goldstein, Secretary