

OAK KNOLL HOMEOWNERS' ASSOCIATION
November 17, 2021

BOARD OF DIRECTORS PRESENT (Via Zoom):

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

President Karen Burnside called the meeting to order at 7:32 pm. Amy announced that the meeting was being recorded.

MINUTES

The minutes from the September 22, 2021, meeting were read and accepted. Dan motioned to approve the minutes; Susan seconded the motion.

Prior to the Open Forum, Karen thanked the Board for all they have accomplished throughout the year.

OPEN FORUM

Karen mentioned that the meeting agenda had been sent out and requested that attendees reserve questions related to those topics as they are covered. Items not on the agenda should be raised during this Open Forum period of the meeting.

A resident asked if a resident has been feeding ducks near the curve on East toward the entrance as ducks are congregating there. Karen stated that recently there was a duck killed on the road near that section on East and the resident who was feeding the ducks said they would stop doing it. Karen strongly stated that ducks and other wildlife must not to be fed as they cause both a danger and mess in the community.

PRESIDENT'S REPORT

Karen reported that our pre-Halloween trick-or-treat event seemed to be a success. There were many more children in the community that night as compared to the previous year, possibly because children were back in school instead of remote and may have told their classmates about our private event. It cost \$550 for the ice cream truck. This private community event came about due to COVID but there are no plans to continue it.

The water fountain is now working after eight months; all parts have been replaced. Cesar, who works for the Country Club said the lights would be replaced with LEDs, but Karen cannot confirm that the change was made.

Karen attended the Board of Governors' meeting on September 28, 2021. Mike Crowley, the Treasurer, who also works for the Town of Davie, stated there are plans to install a roundabout at the intersection of the two Pine Ridge plazas and Pine Ridge Drive. If there is any further discussion of the roundabout at the Board of Governors' meeting after Thanksgiving, Karen will update us at the next meeting.

TREASURER'S REPORT

Susan shared the Treasurer's Report. Two Bank of America CD's have been merged into one CD at Centennial Bank totaling \$44,109.82. The Centennial Bank Road Reserve account totals \$99,000. In the Bank of America account, which we are closing, we have \$696.27. The Centennial Bank checking account balance is \$92,390.70,

bringing our checking account totals for both banks to \$93,086.97. In January 2022, we will open another CD at Centennial Bank for two years at \$40,000, resulting in a checking account balance of \$53,086.97.

Susan went through the 2022 budget line-by-line showing a total annual budget of \$207,900. For 2022, the Country Club will raise dues \$3.30 a month per unit, which would be \$9.90 per quarter. The HOA does not have the money to absorb the full cost of the increase as we frequently have in the past so, if we were to raise our quarterly dues an additional \$10.00, for each of the 132 homes, the HOA would be able to keep \$.40 for the year. Since the Board cannot predict what other costs will rise in the upcoming year (insurance, repairs, etc.), we voted to raise the quarterly dues an additional \$15.00, bringing quarterly dues to \$350 per homeowner beginning in 2022.

Karen explained that early in 2021, the HOA opened an account with Centennial Bank based on promises that they could streamline our dues payment system and that they could offer great customer service. It turned out that Susan was not able to access information regarding homeowner payments and still had to go through Platzer to get that information. Centennial could also not provide information on past due payments.

The lockbox is being discontinued and quarterly payments will, once again, be made to Platzer. Homeowners who set up automated dues payments to Centennial will need to cancel them.

COMPLIANCE ISSUES

Letters went out in early November for twenty-one dirty roofs, two driveway issues, three miscellaneous issues, three for landscaping and three for painting. Karen received a letter from Davie Code Enforcement stating the residents on Nob Hill were responsible for maintaining the swale on the other side of their fences and that there were several fences that were dilapidated and had landscaping growing over or under the fences onto Nob Hill sidewalk. Dean contacted Town of Davie and it was determined that our residents are not responsible for maintaining the swale on Nob Hill and shortly after that, the swale overgrowth was cleaned up by the Town of Davie.

Karen did send out letters to specific homeowners on West about dilapidated fences and overgrown landscaping. To date, most of those issues have been resolved.

The blue tarp on North has been removed and the roof has been cleaned.

At the September meeting, someone had asked how long homeowners have to resolve compliance issues. In recent letters that went out, for dirty roofs, the letters state 45 days. Karen takes into consideration the rainy season and does not require roof cleaning to be done during that time; for landscaping issues, the letters state 14 days.

Karen encouraged attendees to email the Board at the Gmail account, if they see situations that might be considered compliance issues.

OLD BUSINESS

Karen mentioned that there is a committee looking at speed-calming devices and Dean is going to provide information to the committee on a product he found.

Dean will find out about paint for the light poles and paint a sample to see how it holds up with the weather.

Sidewalk cleaning will take place at the beginning of December. After the sidewalks are cleaned, Karen will walk the neighborhood to identify what sidewalk slabs need repair.

Mailbox painting will resume shortly as cooler weather arrives and it also cannot be windy.

NEW BUSINESS

The latest Standards were updated to reflect two changes. The first change is under Landscaping; we removed the requirement to submit an ARC request to plant a tree if the tree/shrub is not on the Town of Davie's list of those prohibited by the Town. The list is posted on the Oak Knoll website. The second is under the Fence section; we have added that homeowners must maintain their fences.

Dan made a motion to approve the new Standards and Susan seconded it.

The next meeting, which will be the Annual Meeting, will be held in mid-January at the Country Club. Karen briefly explained, for the new residents on the call, how the food card distribution works and that homeowners may sell unwanted cards or buy additional cards and that those transactions are coordinated through Karen.

Dan made a motion to adjourn the meeting at 8:40 pm. Amy seconded the motion.

Note: After this meeting was held, it was pointed out to the Board that the budget had not been expressly approved by the Board. To that end, a brief HOA meeting was called for December 1, 2021, at 7 pm during which Dan made a motion to approve the 2022 budget and Amy seconded the motion.

Respectfully submitted,
Amy M. Goldstein, Secretary