

**OAK KNOLL HOMEOWNERS' ASSOCIATION**  
**October 3, 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 7:05 pm. Karen reviewed the agenda that would be covered at the meeting. The meeting was held in person and virtually via zoom.

**MINUTES**

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

**OPEN FORUM**

None.

**PRESIDENT'S REPORT**

Karen shared her condolences to Amy on the death of her husband. Karen also thanked Amy for handling HOA issues while she was away for two weeks. Karen introduced a new homeowner, Emiliano Real, at 1611 West.

Karen mentioned that the ARC form has been updated so that more specifics are provided for painting and reminded attendees that an ARC form is required even if the same paint colors are being used.

At the most recent Board of Governors meeting, the Chippers renovation was discussed. There were some issues that delayed the Chippers reopening but it is now open. The new Country Club president, Robert Stacey, has set up a website and invitations to join the website will be going out to all homeowners. Board of Governors meetings are on the last Tuesday of each month. The Pine Island Post, which was run by the Country Club, was shut down when COVID started; however, a Pine Island Ridge resident is starting up the Pine Island News. It will not be connected to the Country Club financially but will contain information similar to that of the Pine Island Post.

Trick or treating will only be held on Halloween, October 31 this year. Due to COVID concerns, the last two years we held a special pre-Halloween trick or treat night for residents only but that is discontinued for 2022.

The lake fountain is currently not working. Karen contacted the Country Club regarding the issue, but they are having difficulty getting the company out to troubleshoot it. Karen noted that she cannot easily see the fountain from her yard so relies on lake residents to report fountain outages to her.

The Country Club is considering selling a limited number of guest passes to outsiders. Residents currently pay about \$95 per month to the Country Club in the quarterly dues; outsiders would be charged more for membership, perhaps \$150 per month. For that money, they would get privileges at the Country Club to play golf and dine but they would have to be sponsored by a resident. No final decisions are being made at this time.

## **TREASURER'S REPORT**

We have two CDs at Centennial Bank, one for \$44,220.20 at .25% maturing on September 7, 2023, and one for \$40,039.68 at .20% maturing on February 1, 2024. CDs total \$84,259.88. The current Road Reserve balance is \$128,964.20 including interest. The bank operating balance is \$44,703.58 less zero outstanding checks for a total of \$40,703.58. Susan reviewed a line-item chart showing the budgeted amount and what has been spent year-to-date. The Budget Meeting will be held in November.

## **COMPLIANCE ISSUES**

In November, Karen will be sending out letters regarding dirty roofs since hurricane season will be over. If you see compliance issues in our community, please email the Board at oakknollestatesboard@gmail.com.

## **OLD BUSINESS**

### **Speeding**

Karen asked attendees if they felt that the speeding issue has improved since we have posted the lighted sign at the entrance and there are two speed limit signs, one on East and one on West. Attendees agreed there was no decrease to a slight decrease in speeding in the community.

### **Sidewalk Repair**

To repair or replace the first 25 sections, the cost will be approximately \$8,000. Between the sidewalk budget, front entrance and other budget lines, we can cover that cost in the current year. Karen asked for a motion to set aside \$8,000 to repair the sidewalks. Dan motioned to set aside the funds and Amy seconded.

There are approximately four slabs that homeowners will be responsible for replacing and they will pay the same price per slab as the HOA will pay for replacement throughout the community.

### **Light Pole Painting**

Robert, who does the sidewalk cleaning and paints homes in our community, said he would paint a test pole for about \$200 plus paint. He gave a price of \$2,000 to paint all the poles, which is approximately \$135 per pole. Karen asked for a motion to have Robert paint a test pole. Dan motioned to have Robert paint one test pole and Amy seconded it. The test pole would be in the cul de sac at the end of East; Dan motioned to place the test pole in the cul de sac at the end of East and Amy seconded it. Karen will contact the homeowners on either side of the pole to ensure they do not have any issue with it.

## **NEW BUSINESS**

### **Street Re-paving Timeline**

Halfway through 2023 we will have satisfied the 16 payments for the road re-paving. Dan will oversee the project for the HOA. Susan called three paving companies and only one responded with a quote of \$175,000 not including ripping out roots, replacing road markers, permits so probably another \$20-\$25,000.

A resident emailed the Board asking for permission to put a cover on their car, which is not permitted per our Standards. Karen asked attendees if they had any thoughts about allowing car covers. No one indicated that they felt they should be permitted.

### **Paint Colors**

At the May meeting, a resident asked if there was a risk of the HOA being sued for approval or non-approval of a paint color. Karen read the section of the Oak Knoll Documents that covers the authority and responsibilities

of the Architectural Review Committee, which clearly states that the committee is empowered to make decisions related to paint colors and other external changes. Also at the May meeting, the question of a color palette was raised. Karen stated that, since we have not had a color palette, except for the color choices presented when our homes were first built, it would not be appropriate to enforce one now.

The ARC met and Dean and Aaron did the legwork to create a suggested color palette that homeowners could use if they need help finding new colors for their home. There will be a link to the color palette on our website. Selection of these colors still requires an ARC submission.

### **Ducks**

A resident contacted Karen about the number of ducks in the community and was trying to find someone to relocate them but could not. Karen contacted a resident who used to know of someone, but they could not provide a contact. A reminder will be sent out to residents to not feed the ducks.

Susan made a motion to adjourn the meeting at 8:20 pm; the motion was seconded.

Amy M. Goldstein, Secretary