

**OAK KNOLL HOMEOWNERS' ASSOCIATION**  
**December 8, 2022**

**BOARD OF DIRECTORS PRESENT:**

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

**BOARD OF DIRECTORS ABSENT:**

Vice President-Dan Rivers

President Karen Burnside called the meeting to order at 7:07 pm. Karen reviewed the agenda that would be covered at the meeting. The meeting was held via Zoom.

**MINUTES**

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

**OPEN FORUM**

A resident asked about fountain repair and Karen recounted the various fountain issues over the last few months. She has been working with Cesar, head of Country Club maintenance and Robert Stacey, the new PIRCC president, to get it resolved. Steve Triana on North has become Oak Knoll's "official" fountain policeman and will let Karen know when the fountain is working/not working, since no one on the Board can see the fountain from their home. Another resident asked if we could get our own repair person out to resolve the fountain issue and Karen explained that the Country Club pays for our fountain maintenance.

**PRESIDENT'S REPORT**

Karen asked if there are any new residents on the Zoom call. Amy confirmed there were no new residents on the call. Deb Shustack decorated the front entrance for the holidays and added a few plants.

We have two CDs at Centennial Bank, one for \$44,247.76 at .25% maturing on September 7, 2023, and one for \$40,059.86 at .20% maturing on February 1, 2024. CDs total \$84,307.62. The current Road Reserve balance is \$139,143.29 including interest. The bank operating balance is \$48,431.02 less zero outstanding checks for a total of \$48,431.02. Karen mentioned there are about eight homeowners who are behind on their dues, causing about an \$8,000 shortfall.

A resident suggested re-negotiating our CD rates since they are significantly higher now and we would not lose much by cancelling our current CDs before their maturity dates. Susan said she would explore that option; Steve Triana volunteered to help her.

**BUDGET**

Susan reviewed the proposed 2023 budget, comparing actual to proposed figures. A copy of the approved budget will be posted on the oakknoll1.com website.

Karen explained that, based on some cost cuts the Country Club made in 2022, they are lowering the monthly dues from \$95.60 per month/per unit to \$90.00 per month/per unit. If we do not lower our dues to match the

Country Club reduction, we can save an additional \$8,870.40 for the year which will help us to cover 2023 expenses identified in the budget. Therefore, for 2023, we are keeping the HOA dues at \$350/quarter. The budget for insurance was increased by 25% based on a recommendation from our carrier as insurance is going up in general. We will not know until around April, 2023 how much our insurance premiums will actually increase.

A resident asked what the \$4,100 miscellaneous budget line covers. For 2022, that money was used to cover \$15.00/month for Zoom, and approximately \$1,500 for the electronic speed limit sign at the entrance and the two speed limit signs for East/West. Susan and Karen explained that the miscellaneous budget line is designated to cover any unforeseen expenses in the upcoming year.

In her discussion of the budget to repair sidewalks (see Sidewalk Repair under Old Business), Karen mentioned the possibility of continuing the road assessment another two quarters, which would add another \$19,800 to help with sidewalk repair. A resident asked if the Board could extend what has been labeled a Special Assessment for the road and use the additional funds for the purpose of sidewalk repair. Karen said she would re-label it as a Voluntary Assessment should the assessment need to be extended.

Dean made a motion to approve the budget, it was seconded.

## **COMPLIANCE ISSUES**

Karen sent out 15 letters in late November and all except for two or three were for dirty roofs. This means that homeowners are taking care of their roofs since normally about 30 letters go out. She mentioned for the benefit of newer homeowners that our roofs do need to be cleaned about once every two years.

## **OLD BUSINESS**

### **Sidewalk Repair**

The budget for sidewalks was discussed. Karen and Susan went out to mark the 25 slabs that needed to be repaired by our cement repair company but determined that there were more kinds of repairs needed to make our sidewalks safer. Florida Sidewalk Solutions, the company that placed the blue numbers on many of our slabs, came out to demonstrate their “sawing” solution (sample is located near the Clusia hedge at the corner of North and East), which levels the slabs at the seams. That solution would cost about \$16,000, just to mitigate that type of trip hazard.

There are slabs that are completely cracked that need replacement (a few at a cost to homeowners whose vendors caused the crack) and some patch repairs done in the past need fixing as well. There is also an issue with tilted sidewalks, especially in front of two homes, one on North and one on West, which are trip hazards. We are looking into having a company come in to replace those sections or, preferably, one company that can address all the different types of issues affecting our sidewalks. We do not have a cost for this and will need to figure out the square footage of repairs as that is what any company will need to provide an estimate.

### **Light Pole Painting**

A sample light pole at 1850 East was painted black, a few Zoom attendees commented on how nice it looks. Robert, the painter, pressure cleaned, applied primer and two coats of satin paint. He said that paint on a cement pole would not fade any faster than paint on our homes. Based on that, Karen asked for a motion from the Board to have Robert finish the project at a cost of \$2,000 for 15 light poles. Dean motioned and it was seconded. Karen will ask Robert to complete the job as soon as we can get on his schedule.

## **NEW BUSINESS**

### **Food Cards**

The food card bill was included in the mailer residents received in early December. Food card payments are due by December 31, 2022 and they will be distributed to homeowners who have paid for their cards at the January meeting. Karen reminded attendees that cards can be sold or bought and to notify her if interested in either option and that, if you cannot attend the January meeting, please ask a neighbor to pick yours up for you. Please send an email to oakknollestatesboard@gmail.com and identify who you are designating to pick up your card on your behalf. Please include your house number in the email.

The next meeting will be held at the Country Club on Thursday, January 19, 2023 at 7 pm.

Susan made a motion to adjourn the meeting at 8:15 pm; the motion was seconded.

Amy M. Goldstein, Secretary