

OAK KNOLL HOMEOWNERS' ASSOCIATION
January 19, 2023

BOARD OF DIRECTORS PRESENT:

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

The meeting was held in person and streamed via Zoom. President Karen Burnside called the meeting to order at 7:10 pm. Karen confirmed that a quorum was met for the meeting. Karen reviewed the agenda to be covered at the meeting. Karen asked any new residents attending an HOA meeting for the first time to stand up and introduce themselves.

MINUTES

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

OPEN FORUM

A resident asked about the current quarterly dues and Karen explained that our dues are \$350 and for 16 quarters we have been paying an additional \$75 for road repairs. A resident asked if docks can be added onto lakeside homes; Karen stated that docks cannot be built on the lake. A resident asked if there is any way to pay the HOA dues other than by check; Karen recommended setting up payment through their own bank. A resident asked if some type of reflectors could be placed on the road near the entrance to avoid cars coming head-on around the curve.

PRESIDENT'S REPORT

Karen thanked Deb Shustack for her front entrance decorations. As of the meeting date, the fountain and lights are working. The fountain timer is set to run from 4 pm to 12 midnight, the lights are set to be on from 5:30 pm to 12 midnight. All of the light poles have been painted black.

TREASURER'S REPORT

We have two CDs at Centennial Bank, one for \$44,258.97 at .25% maturing on September 7, 2023, and one for \$40,075.88 at .20% maturing on February 1, 2024. CDs total \$84,334.85. The current Major Repair Account balance is \$139,143.29 including interest. The bank operating balance is \$66,222.11 less zero outstanding checks for a total of \$66,222.11.

The CDs are being transferred into a new account at approximately 4.7%.

COMPLIANCE ISSUES

There are very few open issues. Karen asked that residents send an email to the Oak Knoll board email address if they see compliance issues that need to be addressed.

OLD BUSINESS

Color Palette

A few members of the ARC came up with a 48-color palette to offer homeowners as suggestions if they need help choosing colors for their homes. Before the palette is presented to homeowners, the full ARC will meet to review the colors.

Sidewalk Repair

Susan and Karen have walked the sidewalks several times over the last few weeks. Karen re-read past minutes and determined that we have done sidewalk repairs in 2002, 2006, 2014, 2019, 2021 and now, again in 2023. Sidewalk repairs have been needed as a result of drainage issues and settling. When Oak Knoll Estates was built, the fill dredged to create the lake was used to build the sidewalks, not the best foundation for our sidewalks. Oak Knoll II does not have this issue with their sidewalks.

At one meeting we discussed using the “sawing” technique to even out some of the sidewalks. There are approximately 128 trip hazards that could benefit from sawing. There are also some patches that have cracked, we have broken sidewalks and some slabs that would need to be replaced. Another issue is sinking sidewalks where yards have also sunk and would need to be filled in.

The HOA has the funds to do the Phase I repairs, which would be the sawing to even out the trip hazards. Phase II would be the repair of broken sidewalks and Phase III would be the leaning ones.

A survey will be going out to homeowners to indicate their preference of using the monies collected for road repairs (about \$158,000) to do the sidewalk repairs. Additionally, we will want feedback from homeowners regarding the continuation of the \$75.00 assessment to fund future sidewalk and road repairs. Karen explained that sidewalk issues in front of paved driveways may not be repairable as repairs might affect the pavers.

A resident asked if it would be more economical to use only one company to do all of the different types of repair work needed and also agree to liability should someone trip on a repaired section. Karen explained that we did find one company who would do everything but Karen isn't sure if they would do the work in the phases.

A resident asked if we looked into a company that injects fluid to lift sidewalks. Karen responded that we did meet with such a company but that would not be a good solution for the types of issues we have.

A resident asked if the \$75 additional dues we are paying is considered a voluntary or required reserve. Karen explained that within the last few years, a new Florida statute was established that stated associations can have voluntary reserves or required reserves; this was mainly for condo associates that had no reserves. In order to have a required reserve the developer would have had to said you have a required reserve and it will be used to serve a certain purpose or homeowners can vote that they want required reserves. Our developer did not state it. Our reserves are voluntary and we are not locked into what they are used for.

NEW BUSINESS

Board Election

The volunteer committee that tabulated the ballots and proxies provided the tally sheet to Karen. The election result is that the current Board will remain in place for 2023. Dan made a motion to accept the election results; the motion was seconded.

The next meeting will be held at the Country Club in March, 2023 at 7 pm.

Dan made a motion to adjourn the meeting at 7:47 pm; the motion was seconded.

Food Card Distribution took place after the meeting was adjourned.

Amy M. Goldstein, Secretary