

OAK KNOLL HOMEOWNERS' ASSOCIATION
May 17, 2023

BOARD OF DIRECTORS PRESENT:

President-Karen Burnside
Treasurer-Susan Ferrara
Secretary-Amy Goldstein

BOARD OF DIRECTORS ABSENT:

Vice President-Dan Rivers

The meeting was held in person and streamed via Zoom. President Karen Burnside called the meeting to order at 7:05 pm. Karen reviewed the agenda to be covered at the meeting.

MINUTES

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

OPEN FORUM

No attendees had any comments.

PRESIDENT'S REPORT

Karen provided updates on discussions concerning the possibility of the Country Club giving 22 acres of the Ridge to the Town of Davie. On Friday, May 19, Robert Stacey, President of the Country Club, two other Board of Governor members, Oak Knoll Estates homeowner Allen Giese, and Karen will meet to discuss this issue. An update on the results of this meeting will be provided prior to September's HOA meeting.

TREASURER'S REPORT

We have two CDs at Centennial Bank, one for \$42,474.12 at 4.5 % maturing on August 2, 2023, and one for \$42,404.17 at 4.7% maturing on February 2, 2024. CDs total \$84,878.29 including interest. The current Major Repair Account balance is \$160,029.35 including interest. The bank operating balance is \$62,806.31 less zero outstanding checks for a total of \$62,806.31.

COMPLIANCE ISSUES

There are only a few minor compliance 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

Sidewalk Repair

Karen reported that Florida Sidewalk Solutions, the company who placed blue numbers on slabs throughout our neighborhood, will be contracted to level approximately 100 slabs that are intact but cause a trip hazard. This phase of the repair process will cost approximately \$9,000. The next phase of the process will be to repair broken slabs and level those that are sinking toward swales or lawns.

NEW BUSINESS

Auto Tag Reader

Karen presented information on installing an auto tag reader at our entrance that would record and immediately send tag information to the Davie Police. This would not provide a security solution for homes that back up to Nob Hill or the Ridge, and both of those locations have recently suffered criminal activity. The cost for a two-year monitoring plan, which is the minimum, would be \$5,000 and the installation would be \$650.

Facebook

Amy announced that, to avoid inflammatory posts and the spread of misinformation, homeowners should email the Board with questions about Board-related activities rather than posting them on Facebook. If the question is one that would benefit other homeowners, it will be posted in a new “FAQ” page on the oakknoll1.com website. A warning has been posted on our Facebook page advising homeowners that inflammatory, false and speculative posts will be immediately removed.

Board Director Role

Karen advised that Director Dean Kubler’s position on the Board will remain unfilled until the January 2024 election.

Sheds

A homeowner submitted an ARC request to place a plastic storage shed on the side of his home. The request was denied by five of the nine ARC members since our Declarations state that “no portable buildings may be placed on the lot”. The homeowner pointed out that at least six homes had sheds on the side of their homes (some more than one) that were clearly visible from the street. One of the ARC members in attendance at the meeting who did not deny the request questioned the definition of “shed” and what the writers of the Declarations meant when they were prohibited since what we see on the side of homes are storage bins/units, not buildings. The ARC will be meeting in early June to discuss sheds and update some other items on the Standards.

The next meeting will be held at the Country Club and via Zoom in September, 2023 at 7 pm.

Amy made a motion to adjourn the meeting at 8:55 pm; the motion was seconded.

Amy M. Goldstein, Secretary