

OAK KNOLL HOMEOWNERS' ASSOCIATION
September 18, 2023

BOARD OF DIRECTORS PRESENT:

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

The meeting was held in person and streamed via Zoom. President Karen Burnside called the meeting to order at 7:03 pm. Karen reviewed the agenda to be covered at the meeting.

GUEST SPEAKER

Officer Kristen DeLotta (kdelotta@davie-fl.gov) of the Community Outreach Program for the Davie Police Department spoke about ways to keep our community safe. She mentioned that the Country Club has installed automobile tag readers at the three entrances into Pine Island Ridge (Pine Ridge Drive at the guard house, Orange Grove Drive at Pine Island Road and Pine Ridge Drive at Nova Drive). Officer DeLotta recommended that our community revisit setting up a tag reader at our entrance.

MINUTES

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

OPEN FORUM

Karen asked new residents at 1530 West, Ashley and John Maroon to introduce themselves. A resident asked when our sidewalks were last cleaned, and Karen advised she would cover sidewalk cleaning under Sidewalks in Old Business later on the agenda.

A resident thanked the Board for the work they do. Another resident asked about the election process for Board positions and Karen added that topic to the agenda under New Business.

PRESIDENT'S REPORT

Karen reviewed topics discussed at the most recent Board of Governors (BOG) meeting:

The Country Club received a \$540,000 PPP (Paycheck Protection Program) loan, which is an SBA-backed loan that helped business keep their workforce employed during the COVID-19 crisis. The Department of Justice is now reviewing Country Clubs that have received this money. All of the requested documentation has been submitted and the Country Club has legal representation. At this time, we do not know if any funds will need to be returned. A resident asked if all of the funds have been depleted; Karen stated that all of the money was spent on salaries for the employees during COVID. A resident mentioned that all of the PPP loans are being audited; the Country Club has not been singled out.

There was a vote taken and the majority of the BOG voted to keep the Ridge as a part of the Country Club. Robert Stacey, BOG President, is getting bids to have the invasive species removed from the 22 acres of the Ridge that belong to us.

The playground on Pine Ridge Drive was dismantled this summer and will be relocated on the east side of Pine Ridge Drive, to the north of the tennis courts and to the south of the picnic tables. There is a flat, oak-shaded area and new equipment has been ordered (it may take up to 12 weeks). The area will be covered in mulch, or whatever ground cover is deemed appropriate based on ADA requirements and there will be a three-foot fence around the perimeter of the playground, with benches. The work should be completed by December, 2023.

The solar cell on the 20 mph speed limit sign has been replaced; it was under warranty and no cost was incurred.

The Country Club pool is still closed. Karen reminded attendees that the next BOG meeting is on Tuesday, September 26 at 7 pm in person and via streaming.

An arborist trimmed both the large ficus tree on the south side of our entrance and the large oak tree on the north side of our entrance. This summer Karen met with Joseph Jimenez, who works for the Town of Davie, to look at two sections of sidewalk on East that were damaged by an oak tree planted in the swale. When those slabs are lifted as part of Sidewalk Repair Phase 2, an arborist will crop the roots that lifted the sidewalk—this will not harm the tree. Joseph recommended that we clean out the landscaping in front of the north monument and, when it is cooler, he will come out to provide suggestions for re-landscaping that area.

If you have a tree that you believe needs to be removed, you can contact Joseph Jimenez at the Town of Davie at (954) 797-1072 and he will come out at no charge and let you know if it can indeed be removed.

TREASURER'S REPORT

We have three CDs at Centennial Bank, one for \$42,960.69 at 4.5 % maturing on August 2, 2023, one for \$43,078.57 at 4.7% maturing on February 2, 2024 and one for \$102,688.42 at 5.3% maturing on March 8, 2024. CDs total \$188,727.78 including interest. The current Major Repair Account balance is \$60,614.67 including interest. The bank operating balance is \$60,411.58 less zero outstanding checks for a total of \$60,411.58,

COMPLIANCE ISSUES

The Board has received emails from residents regarding compliance issues and, for the most part, these have been resolved. Karen asked that residents look at their houses to see if the roof is clean, does it need to be painted, are the bands rusted, is the landscaping overgrown and possibly causing a safety issue for the homeowner.

Karen asked for volunteers to join the Compliance Committee as currently the committee is comprised of Karen and one other resident.

OLD BUSINESS

Sidewalk Repair

Karen stated that sidewalk cleaning will be done after sidewalk repairs in response to an earlier question from a resident. Normally this is done after hurricane season so, based on the expected timeframe for Sidewalk Repair Phase 2, cleaning will be done around the same time as in prior years.

Dan reviewed the four bids that were received for additional sidewalk repair (one dropped out) and announced that American East Coast Construction, Inc. was the chosen bid at \$33,000. This company came out twice to look at our sidewalks and has been the most responsive during the bidding process. Karen will meet with the company next week with Amy (to notarize) so the permit application can be submitted. The total job will take approximately 21 days. Dan motioned to accept the bid from American East Coast Construction, Inc., the motion was seconded.

Roads

After the sidewalk project is finished, the Board will review the road replacement bids compiled by that committee. At November's budget meeting we will present the 2024 budget and determine if road replacement is feasible in 2024. In the meantime, two homeowners are taking care of filling four potholes in the neighborhood.

A resident asked if the \$75 road reserve payment will be continued. Karen responded that the decision will be made as part of the budget established for 2024.

NEW BUSINESS

Board Election Process

A letter will go out in December asking homeowners who wish to run for the Board to submit a brief resume describing their qualifications to be on the Board. At the January 2024 meeting, ballots will be distributed to attendees; those who cannot attend will have the option to provide a proxy ballot to a neighbor to bring to the meeting. The ballots will be counted by a committee at the meeting and of the people who run, the five who received the most votes will be installed as Board Members. The actual offices to be held on the Board will be determined by the five homeowners who are elected.

REMINDER: YOUR FOURTH QUARTER HOA DUES needs to be received by **October 20, 2023** in order to avoid the \$25 late fee. Any questions can be addressed to the Board at OakKnollEstatesBoard@gmail.com.

The next meeting will be held at the Country Club AND via Zoom in November 2023 at 7 pm.

Dan made a motion to adjourn the meeting at 8:08 pm; the motion was seconded.

Amy M. Goldstein, Secretary