

OAK KNOLL HOMEOWNERS' ASSOCIATION

January 17, 2024

Annual Meeting

BOARD OF DIRECTORS PRESENT:

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

The meeting was held in person. President Karen Burnside called the meeting to order at 7:07 pm. Karen reviewed the agenda to be covered at the meeting. Karen also welcomed Jorge Pujols, who ran unopposed for the open seat on the Board.

MINUTES

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

OPEN FORUM

A homeowner reported that Secretary, Amy Goldstein had altered the bio of a candidate for the open position on the Board without her permission. A back and forth between Amy and the homeowner continued for several minutes. Amy admitted that the homeowner was correct and that she acted alone. She also stated that she would resign from the Board after the meeting. President, Karen Burnside stated that a statement would be sent out to everyone addressing this situation.

PRESIDENT'S REPORT

Karen reviewed some of the events happening at the Country Club. The pool reopened in December. The new playground is almost finished and there are several ticked events happening in the next month.

The next meeting of the Board of Governors will be Tuesday, January 30 at 7 pm.

TREASURER'S REPORT

We have three CDs, one for \$43,769.91 at 4.7% maturing on February 2, 2024, one for \$102,984.23 at 5.3% maturing on March 8, 2024, and one for \$42,560.46 at 5.65% maturing on July 16, 2024. CDs total \$189,314.46 including interest. In addition, we have a money market account for the **balance** of the Major Repair Account for \$70,977.42. The bank operating balance is \$76,574.58 less zero outstanding checks for a total of \$76,574.58.

COMPLIANCE ISSUES

Karen stated again that 29 letters were sent out in October and of the 29, only 7 had to receive second notices, mostly for dirty roofs.

OLD BUSINESS

Sidewalk Repair

(On December 19, a special Zoom meeting was held to provide a sidewalk update. In November, we were ready to hire Carlos Concrete but after the permit application was submitted it was discovered that the company was not licensed in Broward. We contacted a new company that was licensed and insured in the state, and they have done many projects in Broward. The owner of Robert John Construction came out the day before Thanksgiving and walked the sidewalks with us. The bid from Carlos Concrete was \$35,000 whereas the proposal for Robert John was \$58,400. It is more expensive, but they are licensed and insured plus they will complete paver repair at nine homes. That was not included in the previous estimate from Carlos Concrete).

Robert John Construction will begin sidewalk replacement will begin Monday, January 29 and the project should be completed in 2 weeks, weather permitted. Once the sidewalks are completed, the remaining sidewalks will be pressure cleaned.

Roads

After the sidewalk project is finished, the Board will review the road replacement bids compiled by that committee.

NEW BUSINESS

NONE

Dan made a motion to adjourn the meeting at 7:40 pm; the motion was seconded.

Karen Burnside, Acting Secretary

Food Cards were distributed after the meeting was adjourned.