

OAK KNOLL HOMEOWNERS' ASSOCIATION

March 25, 2024

BOARD OF DIRECTORS PRESENT:

President-Karen Burnside
Vice President-Dan Rivers
Treasurer-Susan Ferrara
Secretary-Ashley Potter
Director- Jorge Pujols

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

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

OPEN FORUM

A homeowner wanted to remind us all that for the month of your birthday you are entitled to a \$20 coupon for the Country Club at either the Lakeview Restaurant or Chippers. It is good for the entire month of your birthday. Homeowners need to bring their driver's license to prove your birthday and can pick the coupon up at the administration office. A suggestion was also made to add this information to the annual meeting agenda as well as to the information provided to new homeowners in their welcome basket.

A homeowner wanted to give credit to the Country Club for their work in cleaning up the Ridge. Additionally a homeowner wanted to complement the board for their work on the sidewalks. Another homeowner added on to Karen's work on the sidewalks. There was an issue with the sidewalk on the outside of the neighborhood along Pine Island Ridge Drive and Karen sent an email and followed up to ensure the sidewalk was fixed which it has since been fixed.

PRESIDENT'S REPORT

Karen reported that the Country Club is working to get all the non-native plants out of the Ridge and they are removing dead trees.

The Country Club has ordered new patio furniture which hopefully will arrive around May. They will also be replacing the flooring from Chippers to extend throughout the downstairs. Additionally there is a multipurpose room downstairs which will not only be getting the new flooring but also new cabinets, as well as adding new tables and chairs. The Country Club will be using this room for birthday parties and the ceramics ladies will still be using this room Monday and Friday afternoons.

There are plans to update the front lobby of the Country Club which currently is in the beginning planning stages. The activities committee is planning to start a water aerobics class in April and yoga in Mid-May. Karen also mentioned that there will be other activities which will be coming like a book club but there are not set dates yet.

They will be hiring a General Manager since currently they only have someone part time. They had a second interview with him today and have offered him the job. They will find out tomorrow whether or not he will accept the job. The Board of Governors meeting and election will be held in the Club Room at 7pm on the 26th

of March. The election is for the President, Vice-President, Secretary, Treasurer, and 5 people for the executive committee.

TREASURER'S REPORT

We have four CDs at Centennial Bank, we had one break so we broke it into two. First CD for \$43,032.68 at 5.30% maturing on July 6, 2024, second CD for \$44,222.80 at 5.2% maturing on November 8, 2024, third CD for \$52,011.84 at 5.25% maturing on September 18, 2024 and fourth CD for \$52,020.80 at 5.45% maturing on March 21, 2025. CDs total \$191,288.12 including interest. Which Karen said is \$2,000 more than we had at the January meeting which was because of accrued interest. In addition, we have a money market account for the balance of the Major Repair Account for \$21,168.04. The bank operating balance is \$59,828.53 less zero outstanding checks for a total of \$59,828.53.

Ashley asked where all the money from the Major Road Repair Fund went since the balance in the Major Repair account shows less than previously reported. Karen explained that some went to sidewalks and some were moved to CDs. Karen said that the money market account while it does earn interest it is not as much as it can earn in the CDs. Jorge asked if there was a penalty on the CDs if we had to break it early and Susan said there was no penalty. Both Karen and Susan will be meeting with Platzer on Wednesday to go over the financials and get advice on how to move forward with the CDs. Karen reminded everyone that we should have received our HOA fees bill in the mail and they are due the 20th of April. We have a few homeowners that are behind which means we are short \$830.

COMPLIANCE ISSUES

Karen shared that we have enhanced our compliance committee. They are going to work independently from the board and not include any board members but the board will be making all final decisions on violation letters. She asked that if you see anything in the community in violation of our standards to send your concerns to oakknollestatescompliance@gmail.com. You will get a generic email in return but they will reach out to you if they need more information. Please remember to include the house number and the violation that you noticed so that they can take a look at it. Going forward they will decide whether or not the violation is egregious and in need of the board's imminent attention. They will come up with a list twice a year in the spring and in the fall. Once the board gets the list they will walk the neighborhood and decide which of the homes on the compliance committees list will get letters. These violation letters will be sent out from the board and the homeowners will have 30 days to respond to the first letter

A homeowner brought up a concern of dirty mailboxes and fences needing to be replaced on Nob Hill Road. Karen stated we will be sending out an email with a reminder for homeowners to clean their mailboxes. For the fences Karen stated about 5 years ago there were issues with those fences and we will going forward include them in the compliance committees list of things to check out.

There will be 28 letters going out with 5 homes that have multiple violations. Jorge asked to go through the process and a homeowner added on to the question and asked about how many letters one home can get. Ashley responded to the question stating that the first letter gives the homeowner 30 days to respond and or fix the violation if they do not, than a second letter is sent out where they will get an additional 30 days to respond if the violation is not resolved than the homeowner will be fined \$50 per week up to \$1,000 at which time the attorney will become involved and any fees accrued will be charged to the homeowner. A homeowner asked if there was a process yet for homeowners who repeatedly have the same violation and Ashley responded that the board is still working on a process and no decisions have been made yet. Ashley also reminded everyone to please use the official email addresses and not to email anyone personally so that we can keep an accurate record of who is emailing in.

OLD BUSINESS

Sidewalk Repair

Karen reported the sidewalks are complete and cleaned.

Roads

Karen asked the committee to get updated quotes for the roads. Oak Knoll II and Poinciana are interested in coming together to get all our roads done by the same company which could make them cheaper. A homeowner asked for when the latest quote was received and Jorge said it was last year in June or July. Jorge said the company which had given us a quote years ago was willing to do it for the same amount. Karen stated this will be discussed again at our next meeting.

NEW BUSINESS

Insurance

Karen stated we were dropped from our liability and umbrella policy. We were informed about 6 weeks ago and Karen contacted several people including a contact Jorge gave her but we ended up finding a policy through our current insurance agent. The insurance doubled from last year. It went from \$3,500 to almost \$7,000 for liability and it didn't increase too much for the umbrella which is now \$700. A homeowner asked for the policy limits and Karen was not sure she conferred with Susan who could not find it on her phone. Susan said she will find it and we will send it out.

FPL meter

Karen shared that the Country Club made Oak Knoll put in a fountain to keep our lake healthy. She stated that the Country Club paid for the foundation and continues to pay for the maintenance of the fountain but we have to pay for the electricity. Back in 2001 it was hooked up by 1661 E and we agreed to pay them \$350 per quarter. This homeowner sold their house and so the new homeowners choose to continue having it hooked up to their house. Back in 2020 the board was working on getting a separate meter put in and we were close but everything shut down due to COVID. Karen asked for volunteers to try and find someone who can take this on. Susan stated that it is a long process between the Town of Davie and FPL since it requires city planners to get involved. There was discussion on the possibilities of where it could be placed. A homeowner asked how much it will cost for the meter to be installed but Karen said she wasn't sure. Jorge mentioned that there are lots of options of where to put it but suggested creating a committee to work on this. He also suggested a wireless meter for the short term which would require internet access as well as someone looking at the total kilowatts used and doing the math to figure out how much would be owed to the homeowner at 1661 E instead of paying them a flat fee. Jorge stated he looked up these wireless meters and they are a few hundred dollars. A homeowner volunteered to look into the matter and it will be discussed at the next meeting.

A homeowner asked about the bush in the front which we have been trying to get rid of. She mentioned that it blocks the sign and asked when and if it will be removed. Karen said she would reach out to someone who may want the bush. Ashley mentioned that we have a front entrance committee which will be working on a full re-landscaping and possibly new signs but that removal of this bush will be a top priority. This committee is awaiting a budget in order to move forward.

Standards

Karen stated there are two standards which have been updated.

The first one has to do with trees, the old standard stated, Per Town of Davie Landscaping Ordinance Sec. 12-111, a minimum of three trees shall be maintained on each lot. Per Oak Knoll Standards, two of those trees

must be located in the front yard. Shrubs or bushes do not constitute a tree. If a homeowner removes one of the trees in their front yard, it must be replaced by another tree of suitable variety. An ARC request must be submitted for approval prior to tree replacement; the ARC will refer to the approved list from the Town of Davie.

The standard will now read, Per Town of Davie Landscaping Ordinance Sec. 12-111, a minimum of three trees per eight thousand square feet of lot area. a. Tree Requirement- for lots eight thousand square feet: one tree to be located in or adjacent to the swale area, second tree in the front yard and the third tree located at the discretion of the developer.

The second standard has to do with parking across the sidewalk. The old standard read, When parking in the driveway, homeowners should avoid blocking the sidewalk.

It will now read as follows, When parking in the driveway, homeowners should avoid blocking the sidewalk. As per Town of Davie Code of Ordinance Chapter 21 Article II. Section 21-22 Obstructing sidewalk prohibited. It shall be unlawful to obstruct a sidewalk so as to impede pedestrian traffic. The obstruction to include but not limited to the parking of motorized vehicles on or across a sidewalk.

A homeowner asked if the Town of Davie can cite people since we own our sidewalks and Karen reminded everyone of what happened several years ago with the basketball hoops. Jorge agreed and mentioned that to remain in ADA compliance you should not be blocking the sidewalks.

Ashley clarified that the reason for these changes is because Oak Knoll Estates has decided not to cite anyone for blocking the sidewalk as well as not having two trees in their front yard but we want the homeowners to know what the Ordinances are and it will be up to the Town of Davie whether they choose to cite homeowners or not. A homeowner asked about the possibility of parking parallel on the driveway so as to not block the sidewalk. There was then a discussion about options for homeowners who have multiple cars including asking a homeowner who only has one vehicle to use their driveway.

Karen asked for a motion Dan motioned to update the standards it was seconded and the standards were approved.

Dan motioned to adjourn the meeting at 8:14pm and Susan seconded.