

Town Oaks Homeowner's Association, Inc.

October 10, 2018 6:30 pm

Board of Directors

Board Meeting Minutes

Approved

A. Call to Order:

The meeting was called to order at 6:30 PM

Directors Present: Alison Stanavitch, Chet Miller, Jannet Preti, Curtis Cook, Terry Jonethis

Management: Courtney Hagins LCAM

B. Reading Of Previous Minutes Or Motion To Approve:

The minutes of the September 12, 2018 were reviewed. A motion was made by Jannet, seconded by Terry to accept the minutes as written. Motion carried.

The minutes from the Special Meeting October 2, 2018 were reviewed, a motion was made by Jannet, seconded by Curtis, to approve the minutes as submitted. Motion carried.

Financial Report:

The Board reviewed the August 2018 report. Treasure Jannet Preti discussed that income and expenses are in line for the year at this time. A motion was made by Cutis, second by Terry to accept the financial report. Motion carried.

C. President's Report: Terry stated that he has the lights for the lake.

D. Manager's Report:

- The proposal from Only Trees was reviewed. It was agreed that the DOT trimming and the cul de sacs would be done before Thanksgiving. A motion was made by Jannet, seconded by Alison to approve the proposal as revised. Motion carried.
- Tropical Landscaping completed the front entrance and first cul de sac projects. The Town will be advised of the same.
- AR and Legal: The policy remains the same. Owners are receiving late notices after 30 days and final notice on 60 days. Owners that are 90 days in arrears are sent to legal collection at the owner's expense as approved previously by the Board. The Board approved the use of color paper for collection letters.
- CCR Report: The report was provided and will be reviewed by the Board. It was reported that many owners are responding to letters sent out, and correcting items as needed.

E. **ALC Committee Report:** For the record, Chet's application was approved.

F. **New and Unfinished Business:**

1. **Budget:**

Jannet explained budget line items. The next audit in 2020 cost will be between \$2,500.00-\$3,000.00. Future considerations include repaving the guest parking area, costing approximately \$6,000.00. The budget becomes awry when major repairs are required. Specific items for major repairs will be taken out of Reserve. Contracts or fixed amounts were reviewed line by line. Expenses that may be incurred for enforcing fines from the fining committee. Legal cost to amend the documents are considerations for the budget. Increases can be expected every year. Residents receive landscaping, cable, and internet services. Jannet suggested increase \$10 per quarter making dues \$485.

2. **Truck Survey:**

The Board of Directors performed a preliminary survey, a straw vote, to gauge the opinion of the owners. If it appeared that owners were in favor of allowing non-commercial trucks to park in their outdoor parking space overnight, the Board of Directors agreed that it would be an amendment, written and processed by the attorney. The survey was not for the Board to change the rules and regulations.

The Board members discussed the survey outcome. There were no decisions made. Terry asked for addresses that were not included in the survey that included absentee owners.

3. **Fining Committee:** Kathy withdrew from the fining committee.

G. **Adjourn:** The next meeting will be for the Budget Meeting on November 14, 2018. A motion was made to adjourn the meeting at 7:30 PM.