

MINUTES OF THE OAKWOOD MANOR HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

February 18, 2008

The meeting was called to order at 7:00 p.m. by President, Bill Leonhard. Present were Bill Leonhard, Nancy Kraus, Lois Charen, Dick Potts, John Lavezzo, Bill Laymon and Frank Dawes. Absent were Howard Orth and Tom Nachazel.

Bill Leonhard stated that on October 22, 2007 he formed a tree committee of Jewell Coons, John Brown of Brown's Tree Service, Bill Zurlo, Green Thumbers Gene Cotter, Lou Colombo and Howard Orth and Dick Potts, Building and Grounds. Lou Colombo reported that we presently have \$20,000 in the 2008 budget to prune, remove, grind stumps and call backs to remove hazardous limbs, and hazard trees whether they are palm, oaks, or other species of trees. Mr. Brown noted that it costs \$15.50 to \$16.50 to trim each palm tree. Presently there are about 420 to 430 palms in Oakwood Manor. This times \$16.50 is \$6,930 per pruning, times two prunings per year equals \$13,860. With the present budget, that leaves only \$6,000 to \$7,000 to be used to prune or remove the other species of trees (excepting the fruit trees). The committee strongly recommends that the palms be pruned twice per year starting this year.

Judy Belanger, Security, spoke about the rules and regulations and that each resident should remind their guests to observe all rules pertaining to the pool and throughout the park. Shower before entering pool, no running, jumping or diving. She also spoke about the radios that you can purchase letting you know of weather related warnings such as tornadoes etc. This would be the best way for residents to know that a weather related situation is approaching.

The secretary's report for the special called Oakwood Manor Homeowners Meeting was read and a motion to accept the report as read was made by John Lavezzo and seconded by Frank Dawes.

The treasurer's report was read and a motion to accept the report was made by Nancy Kaus and seconded by John Lavezzo. The report can be read in the Acorn.

Bill Leonhard reported about the 90 year olds that were at the Breakfast Club held in their honor and how uplifting it was and how attractive the 90 year olds are in this park. We have been informed by our attorney that Tallahassee has accepted the rules and regulations that have been written by our association which is a real compliment to the committee that worked on this project. The only addition to these that was added was, unless otherwise prohibited or limited by the provision of Florida Statute 719.111. Rules and Regulations page 3 of 16. This will be added to the new copies of the rules and regulations that will be handed out to each resident. Several questions have been asked about the new changes that the government will be implementing that will occur in the television world on February 19, 2009. A clarification of this can be found in the Acorn from Dana Clark, President, International Satellite Systems. Bill appointed a committee to conduct a survey on improving the walls of the clubhouse. They are Bill Leonhard, Jewell Coons, Dean Williams, Kathy Bondi, Leora Reavis, Judy Belanger, Walford Reaves, Evelyn Ashbaugh, Ruth Sedlmeyer, Rod Bowen, Art Bugelli, Lois Charen and Howard Orth. The results of that survey will be due back by March 14th and the committee will tabulate the results on March 16th. The board will vote on the recommendations on April 21, 2008.

Skip Mann reported that 6 units have closed so far this year for \$487,000 with the commissions for the Association in the amount of \$10,957.50. There are 6 units with sale pending totaling \$440,500, commissions to the Association will be in the amount of \$10,237.50. Year to date income for the Association is \$20,868.75. The year to date rental commissions for the Association is \$1,651.50. Lot sales and rental commissions year to date and pending is \$22,520.25. This compares with last year's report of \$17,309.25 which is an increase of \$5,211.

Lois Charen, Social Director, stated that we will have owned the park for 20 years in May. We are putting together a birthday part to celebrate. On Saturday, March 22nd we will have a program at Breakfast Club. This will continue to the following Saturday at the Park Picnic. We are also planning a ground breaking ceremony for the new entrance when all is completed. Keep an eye on Channel 16 and the bulletin board for more information.

Dick Potts, grounds and maintenance reported on the bright lights that are being installed as the old ones burn out. He is hunting an alternative to these bright lights with several other suggestions and is asking the board members to give their opinions.

Jewell Coons, Manager, - before you leave to go home, please come to the office and fill out a form stating who will take care of the outside appearance of your house. This must be somebody who is qualified and capable of performing the work. Check for algae on the north side of your home and pressure wash the home before you leave to go up north. Be sure the shrubs are pruned and all planters are weeded and trimmed. Fill out a "While We Are Gone" form before leaving also. You will also need to fill out a mail forwarding card. We also have a new 2008 emergency listing form that you will need to fill out. Also, don't forget to pick up pool passes for all visitors that will be staying with you and going to the pool. The new spa heating system that was installed is performing very well.

Bryan Zuerner gave a detailed report on the new exit/entrance road and the contractor that will be assigned to perform the work. There is a detailed report in the lobby for all residents to view.

Motion - Motion made by Frank Dawes and seconded by John Lavezzo to accept Lovin Construction bid as recommended by the committee and the project engineer to be the contractor for the new exit/entrance in the amount of \$466,856.21. 5 years - motion passed.

Motion - Motion made by John Lavezzo and seconded by Frank Dawes to increase the four lot renters from \$415 to \$425 a month. This will be a 90 day notice to increase their monthly fee. 5 years - motion passed.

Motion - Motion made by Lois Charen, seconded by Dick Potts to accept the 5' x 3' donated Canadian flag to be placed in the clubhouse beside the Florida flag. 5 years - motion passed.

Meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Nancy Kraus, Secretary