

Minutes for Oakview Meeting – May 20, 2025

Meeting begin: 2:30 pm

Board Members Present: Carol Price, John Bruhy, Geoffrey Frank, Vivian Dobson, Others present: Amanda Degenhardt and Mark Megliore

ARB update – Falko Langel: Falko attended the meeting for the first 15 minutes. He noted that 23 SOD just sold and we will be on lookout for any planned submittals. The Spec house at 31 SPD had been approved by the City to have a slightly extended upper awning which encroaches the 20 ft. setback. Amanda reported that she backed the ARB by calling the City, but the assigned personnel Tony lives in the neighborhood and recused himself. The other City contact Tony referred named Michael did not reply. There was discussion about whether or not the deposit would be held against the situation, but the BOD and ARB decided it is not worth taking legal action. There was a paper trail on approvals with at least one member of the ARB for the revised drawings and the City permit.

We also discussed Dropbox and we transfer as potential storage sites for the files on new construction. The process of fining the contractors for parking on private property was upheld except in cases where they have permission from the owner.

Financial update – Mark Megliore. Mark discussed the financials with regard to budget, collections, insurance and spending.

Board member Deborah Karambelas came to the meeting at approximately 3 pm. There was some discussion and a motion was made to remove Deborah from the board. There was no quorum.

Old Business – Carol Price – Carol discussed the power washing project and Vivian, Carol and Amanda will ride through and label the homes that need the work done. The vote was unanimously supported to give them 30 days and after that start the fining process. Letters will go out over email.

Manager Report – Amanda

- Trees marked or suggested for removal. 3 GOD side yard, three on Silver Oak Dr.
- Assessment of palm. Dead tree at 8 SOC removal. Hedges with blind spot trimmed. Fence clean up completed on common property.
- Amanda to Deliver info on property wash companies for the two homes still not washed on GOD.
- Alligator removal: Discussion was made that K and K Wildlife reported it as non-aggressive and will not be removed for now but the BOD agreed to have HTA send a notice out to the owners alerting them of his presence.
- Deposits received for new builds – We have \$5000 from 15 SOD and still need the remaining \$5000.

New Business

- Committees/Events – Vivian. No news on events for now but a garage sale is slated for the fall.
- Parking violations – Deborah. The group discussed the consistent violations of parking on common property and how to resolve. Amanda/HTA recommended a security patrol called Iron Shield who works with our other properties and the pricing proposal/contract is on it's way. The group voted to begin service in June with Iron Shield on a bi-weekly basis and continue as needed for a deterrent.

- Covenants – Carol. Carol advised that the BOD revisit the Rules to discuss the reality of overflow parking needs and what is current or may need to be updated.

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- Feeding Ferrell Animals – All. No action is taken with cats for now.
 - Elect landscape committee – All. Julian Walls was nominated for head of landscape committee and voted on. Julian will report in to the board via email and meet with Rubin.
 - Bulletin Boards and Take a Book, Leave a Book, Shed for Events Decorations. It was decided the Shed and Leave a Book projects are deferred for now.
- Carol
- Communications – Carol. The two boxes next to the pool which can contain flyers are still intact. Carol and Amanda have keys. All communication flyers are approved by BOD before posting.