

**OAKVIEW**  
**Horizontal Property Regime**  
**Tuesday, July 11, 2025**

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**Members Present:** Carol Price, *President*;  
Debra Karambelas, *Vice President*;  
Geoffrey Frank, *Treasurer*  
John Bruhy, *Member at Large- ARB*  
Vivian Dobson, *Committee Chair (via zoom)*

**HTA Staff Present:** Mark Megliore, *Director of Accounting/President*  
Rob Ross, *Property Manager*  
Laloni Wikel, *Assistant Property Manager*

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**I. CALL TO ORDER:** The meeting was called to order at 2:30 p.m. at the offices of High Tide Associates as well as on Zoom.

**II. APPROVAL OF MINUTES:** May 20, 2025, were unanimously approved.

**III. ARB UPDATE:** Letter received from Falco Lango regarding new homes construction at 23 and 26 Silver Oak Dr., 8 Silver Oak Circle, and 27 and 31 Sterling Pt. Dr. He asked if a central website (drop box) be set up so ARB could stay informed as building progress takes place. He would like house plans and communications uploaded also to make communication easier for both ARB and Board members. Also 52 Gold Oak Dr. exterior landscaping should be completed soon.

**IV. UNFINISHED BUSINESS:**

New ARB Drop Box: Discussed different options and costs. Board unanimously voted to move forward with Option 3 Dropbox at an annual cost of \$864 as it affords more access and a longer time period to hold information.

**V. FINANCIALS: Mark Megliore**

May financials are in good condition. June Receivables are higher than hoped for due to outstanding fines. Pool budget is slightly over budget due to increased chemical costs. Overall, financials are in good condition.

**VI. MANAGER'S REPORT:**

Rob Ross is replacing previous property manager who resigned due to knee issues which would prevent on-site presence. Rob has had experience as Board President of several communities and is setting up follow-up procedures to maintain good communications with owners.

It was suggested that in the next newsletter, owners be informed of the process to address issues and to whom they should speak.

**VII. NEW BUSINESS:**

- a. Insurance – Common area has no property damage insurance. There is liability, workman's compensation but property damage to common areas such as pool, fences, etc. is uninsured. High Tide representatives and Debra Karambelas are meeting with insurance agent tomorrow to walk property and review coverage. Three new quotes will be sought.
- b. Pool Phone – Board unanimously approved monies for pool phone repair.
- c. Trees that were hit by lightning - Quotes to remove will be procured.
- d. 31 Sterling Pt. spec house balcony is 5' over front of house setback line. Board unanimously voted to leave as is.
- e. Property Manager and Board went house-to-house to offer services to help people clean up. Service will be offered in the newsletter. Newsletter will be sent out quarterly after Board approval.
- f. HTA will cite Rules & Regulations and/or Covenants when making significant changes to community - particularly as it relates to parking. Board unanimously voted to develop overflow parking areas "as needed" for new construction vehicles. Areas will have signs for usage.

**VIII. NEXT MEETING:** August 26, 2025

**IX. MEETING ADJOURNED:** 3:31 p.m.

Approved Date: \_\_\_\_\_

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Approved by Carol Price, President