

The Oaks at Hobe Sound



3232 SE Dixie Highway, Unit B | Stuart, FL 34997
T: 772-219-4474 | F: 772-219-4746

The Oaks Board Meeting Minutes March 21, 2018 at 6:30 PM Signature Property Management Office

Call to Order: President Tony Yanucci called the meeting to order at 7:02 PM.

Roll Call: The following Board members were:

Present-Tony Yanucci- President
Present- Ryan Stromik- Vice President
Present-Brian Kane- Secretary
Present- Steve Kronenberg-Treasurer
Present- Dan McLaughlin- Director

Also present was Scott Montagna from Signature Property Management.

Approval of the minutes from 10/26/17- Dan made a motion to approve, Ryan seconded, all were in favor, motion passed. **Approval of the minutes from 11/30/17-** Ryan made a motion to approve, Tony seconded with one change to be made showing he was present in person not be teleconference, all were in favor of approving with the change made.

Treasurer Report: – Board Treasurer, Steve Kronenberg presented the financials for period ending February 28, 2018. At the close of February 2018 there was:
\$185,023.38 in operating
\$130,275.76 in reserves
February we were slightly over budget by \$1,804
For the year we are running over budget by \$1,944.50
Aging Report is at \$19,369.00

Motion was made by Tony to approve the financial statement for period ending February 28, 2018; motion was seconded by Ryan Stromik and unanimously approved.

Manager's Report: Scott went over his managers including the violation roster and proposed fines. The following fines were proposed as the violation still exists:

- 5919 SE Crooked Oak Ave. - Dead Sod & Roof needs to be cleaned
- 5569 SE Hammock Reserve Terr.- Roof needs to be cleaned
- 5545 SE Oak Preserve Terr. – Roof needs to be cleaned
- 6277 SE Turn Leaf Trl. – Roof needs to be cleaned

Tony made a motion to approve all fines at \$100 per day up to \$1,000. Steve seconded, all were in favor, motion passed.

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Unfinished Business:

- Pressure Cleaning. Scott advised the Board that the previously approved company was raising his bid by over \$4,000 because he will need to fill up at the clubhouse verses using the individual home water. The Board agreed with Scott to cease with the previously approved company. Mitch Eiseman advised that we still had a prior bid from JT Pressure Cleaning. Contact was made with JT and they agreed to fulfill the pressure cleaning at the prior companies original bid. Work to begin the week of 4/16 and he will not be using

New Business:

- Discussion was held regarding a section of sidewalk in phase 3 that is lifted. Scott said he would look into having it grinded and may need possible tree removal.
- The Board is reviewing the draft of the audit.
- A timer was discussed for the hot tub so that it is not running all night long. Tony made the motion to approve, Ryan seconded all were in favor, motion passed.
- Steve went over the meeting notes of the SBMMA.

Next Meeting Date: – Proposed future Board meeting will be held the 3rd Wednesday of each month if the meeting is needed. Next possible meeting date is 4/18/18 at 7pm at Signature Property Management

Adjournment: – **Tony called for a motion to adjourn the meeting at 8:15 PM; the motion was seconded by Ryan and unanimously approved.**

Respectfully Submitted,

Scott Montagna-LCAM, CMCA