

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 June 27, 2018 at 6:30 PM Signature Property Management Office

Call to Order: President Tony Yanucci called the meeting to order at 6:30 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 05/23/18- Ryan made a motion to approve, Dan seconded, all were in favor, motion passed.

Treasurer Report: – Board Treasurer, Steve Kronenberg presented the financials for period ending May 31, 2018. At the close of May 2018 there was:

\$83,918.00 in operating
\$129,270.00 in reserves
May we were slightly over budget by \$274.00
For the year we are running under budget by \$14,426.00
Net Income for the year is a positive \$23,345.34
Aging Report, as of June 27 was \$9,687.00

Ryan made a motion to approve the Treasurer Report, Dan seconded, all were in favor, motion passed.

Manager's Report: Scott went over his managers including the violation roster and proposed fines.

Unfinished Business:

- The Board discussed the ADT contract. Scott investigated the contract regarding the expiration date of the contract. The contract is in fact for 9 years and the contract legally didn't start until the last home owned by the developer closed which was January 2013. So the contract will still into effect until 2022.
- The Board discussed the on-line voting. Counsel made up the amended language needed for the association to being the process as well as drafting a written consent to be used for the vote to

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approve. Dan made a motion to move forward with the process, Ryan seconded, all in favor included Tony and Steve, However, Brian voted No. Motion passed 4/1 in favor.

- The Board discussed the 3 reserve study proposals that Scott got. MacKenzie Engineering was \$3,300, Reserve Advisors was \$4,100 and GAB Robbins was \$2,825.00. Scott advised he has worked with MacKenzie and GAB Robbins. Both do a good job. Steve made a motion to approve moving forward with GAB Robbins for the reserve study. Tony seconded the motion, all were in favor.
- Scott went over the rule making process to officially adopt the rule on towing and booting of vehicles. The Board asked to have the rule drafted and placed on the agenda for July for official vote.

New Business:

- Tony discussed with the Board the details of the July 4th Community Celebration. He advised that the total cost would \$1,800. Brian made a motion to keep the expense at \$1,000. There was no second. Tony made a motion to approve at the cost of the \$1,800, Ryan seconded, also in favor was Dan. Steve and Brian voted No. Motion passed by a vote of 3/2 in favor.

Next Meeting Date: – Next meeting date is July 25, 2018 at 6:30 pm at Signature Property Management

Adjournment: Ryan made a motion to adjourn the meeting at 7:53 PM; the motion was seconded by Tony and unanimously approved.

Respectfully Submitted on Behalf of the Board.

Scott Montagna-LCAM, CMCA