

# 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 August 1, 2017 at 6:30 PM Signature Property Management Office**

**Call to Order:** President Phil Rossow called the meeting to order at 6:34 PM.

**Roll Call:** The following Board members were present:

Phil Rossow, President  
Carol Fuchs, Secretary  
Steve Kronenberg, Treasurer  
Mitch Eisemen, Director  
Tony Yanucci via teleconference

Also present was Kelli Burgess from Signature Property Management.

**Approval of Minutes:** June 30, 2017 Board of Director meeting minutes.

**A motion was made by Carol Fuchs to approve the June 30, 2017 Board meeting minutes; motion was seconded by Phil Rossow and unanimously approved.**

**Management Report:** Kelli Burgess presented a management report which included gate damage reimbursement, new legislation passed for estoppel procedures and gate remotes.

**Treasurer Report:** – Board Treasurer, Steve Kronenberg presented the financials for period ending May 31, 2017.

**Motion was made by Phil Rossow to approve the financial statement for period ending June 30, 2017; motion was seconded by Carol Fuchs and unanimously approved.**

**Committee Report:** The Board discussed the need to create a welcoming committee who greets each new owner and tenant and ensures they are familiar with the association rules and policies.

### **Unfinished Business:**

1. **Update on Document Amendment Changes** – Mitch stated he is working on updating the current documents which will be a slow process in order to remain consistent especially on the violation procedure. He continued he is drafting a letter about the change for the violation time frames which he will have available at the next board meeting.
2. **Update on Developer Claim** – Phil mentioned the association is in the turn over claim from the developer and is taking long due to the previous market crash. Warranty information is being worked on with both the association attorney and engineer. The retaining wall is a large issue and we are waiting

# The Oaks at Hobe Sound



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

for a report from the structural engineer. Another issue is the lake water. The overall claim is approximately \$600,000.00. Remediation could be scheduled for September.

3. Update on Gate Access / Control Box- To date fifty (50) homes have purchased gate remotes and Phil mentioned when the new call boxes are installed, cell phone numbers can be used to open the gate remotely for contractors and visitors. Vendor codes will be assigned to local contractors.

## **New Business:**

1. New Projects 2018 – Phil mentioned projects for 2018 includes Pool and Pool Gates, Second Phase for Access which includes upgraded cameras with face and license plate recognition. The preserves around the homes. Replace FPL light poles with LED. Islands and Round A Bouts.
2. Summary Financial Review for First Half of 2017 – Steve stated this year’s budget was \$902,561.20. The 2018 budget will need to be reduced by \$200,000.00 however it may be necessary to keep the assessments the same.

**Next Meeting Date:** – The next Board of Director meeting date is August 24, 2017 at 6:30 PM.

**Adjournment:** – **Phil called for a motion to adjourn the meeting at 7:32 PM; the motion was seconded by Carol Fuchs and unanimously approved.**

Respectfully Submitted,

Kelli Burgess, LCAM