

OAKWOOD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

TUESDAY, JUNE 24, 2025

7:00

ZOOM

MINUTES

A. Meeting called to order at 7:00

Present: Tony Scarpelli, Gary Peters, Michael Fujara, Frank Martinez, Steve Shaffer
Stephanie Brodsky, Fox Management Group
Homeowners: 34283 Tanguery; 18449 Meander; 34257 Tanguery; 18400 Meander; 18435 Meander
34192 Tanguery; 18469 Springwood; 18128 Meander

B. Minutes of April 29, 2025 approved unanimously

C. TREASURER'S REPORT – Gary Peters

- a. May, 2025 financial
Currently there is \$228,441 in assets. \$74,000 in operating; \$154,000 in reserves.
CD's Maturity date: 1/14/2026 \$43,219 at 3.5%
Maturity date 10/24/2025 \$62,000 at 3.8%
- b. Demand letters were sent to owners who are still delinquent with their annual assessment.

D. POND AND COMMON AREA MAINTENANCE UPDATES

- a. PONDS – Miguel Acosta
 - 1. A muskrat was reported in pond #3. Contractor was on site today and a report should be available tomorrow.
 - 2. Homeowners to notify management if they see a problem with the fountains or ponds
- b. TREES- Gary Peters
 - 1. Treatments are on-going
 - 2. Dead tree down by 18262 Springwood which could be on Delaware Crossing property. Gary will investigate further.
- c. LANDCAPE
 - a. Yellowstone has provided a proposal regarding drainage issues at 18143 Meander and 18261 Springwood. The cost to make repairs is \$11,360.00. Steve stated he has not received further information from Yellowstone. Stephanie to obtain additional bids and Steve stated he would meet with other contractors.

E. MANAGEMENT REPORT

- a. Insurance for the property renews on August 8. The cost for the coming year is \$3421.00, \$49.00 less than last year. Board approved renewal unanimously.
- b. We want to remind owners they must maintain the appearance of their lawns and homes as required in the Declarations.
- c. The management contract renews on October 1. I have attached the renewal contract for the period October 1, 2025 through September 30, 2026. There is no increase to the management fees. Board approved renewal unanimously.

F. OLD BUSINESS

There is still a problem with kids fishing in the ponds. Lake County sheriff should be called if a homeowner sees kids fishing.

G. NEW BUSINESS / MISCELLANEOUS

H. HOMEOWNERS QUESTIONS AND COMMENTS

Fountain in pond #5 not working

Management to review area behind 18421-18461 Meander for encroachment issues.

I. Motion for adjournment at 7:45 pm.

Next meeting is October 28. This is the annual meeting and the budget for 2026 will be reviewed.