

OAKWOOD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

WEDNESDAY, AUGUST 27, 2025; 6:00 pm on Zoom

MINUTES

- A. Meeting called to order at 6:00 pm
Present: Donna Plage, Miguel Acosta, Tony Scarpelli, Steve Shaffer, Frank Martinez
Stephanie Brodsky, Fox Management Group
- B. Minutes of June 24, 2025 approved
- C. TREASURER'S REPORT
 - a. July, 2025 financial. Budget is on track for this year.
 - b. Two owners were sent to the Association's attorney for collection of assessments. Both have contacted management to start making payments. All expenses incurred have been charged back to the owners.
- D. POND AND COMMON AREA MAINTENANCE UPDATES
 - a. PONDS
 - 1. Our current contract with ILM is \$32,000. Unfortunately, the ponds have not reflected the amount of money the Association is spending. Also, the fountain in pond #5 has not been working and now needs additional repairs.
There is a lily pad problem in the pond and that will take additional treatment to remove at an additional expense. A report from ILM is attached.
 - 2. I have a competitive bid from McCloud Aquatics who manages a pond at another property. The cost is \$7650.00. The company is only out every other week vs. every week, but will respond to any service calls.
 - 3. Board approved cancelling the ILM contract at the end of the year. Stephanie to obtain competitive quotes from at least three other companies.
 - b. TREES
 - 1. We have a proposal from Monster Tree to remove two trees near 18255 Springwood. Cost is \$1200.00.
 - 2. We have a proposal to remove one of those trees from Red Oak Tree Service for \$1100.00.
 - 3. Board decided to table these proposals until competitive quotes are obtained from three companies itemizing the trees in need of removal.
 - 4. A request has been made to replace a tree that was removed behind 18115 Meander. The owner will be responsible for watering the tree when necessary.
 - c. LANDCAPE
- E. OLD BUSINESS
 - a. We have two proposals to correct the drainage issues on Meander and Springwood.
 - 1. Yellowstone – 18143 Meander - \$8812.52; 18261 Springwood \$2544.00 for a total of \$11,360.
 - 2. Countryside – 18143 Meander - \$7000.; 18261 Springwood \$3000 for a total of \$10,000.Proposals tabled for further review and discussion.
- F. NEW BUSINESS / MISCELLANEOUS
 - a. I have received a reminder from Warren Township that cars are not allowed to park over the public sidewalk.
- G. ADJOURNMENT – Meeting adjourned at 7:09 pm

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