

OAKWOOD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

TUESDAY, OCTOBER 28, 2025

7:00

ZOOM

MINUTES

- A. Meeting called to order at 7:22 pm
Present: Donna Plage, Tony Scarpelli, Steve Shaffer, Miguel Acosta
Stephanie Brodsky, Fox Management Group
- B. Minutes of August 27, 2025 approved
- C. TREASURER'S REPORT
- a. September, 2025 financial – on budget for the year
 - b. 2026 budget approved No increase in assessments
 - c. Collection proceedings continuing.
 - d. Notices to go out to any homeowner who has a balance on their account with a letter stating balances will remain on the account.
 - e. Engagement letter from Cantey Accounting for 2025 and 2026 income tax preparation. - \$400.00 per year. Motion to accept two year contract passed unanimously.
- D. POND AND COMMON AREA MAINTENANCE UPDATES
- a. PONDS - Board approved Tigris proposal unanimously
 1. Proposal from two pond companies for 2026
 - i. McCloud Aquatic
 - a. Bi-weekly inspection - \$5850.
 - b. Nutrient management – Between \$2665 and \$5295 per treatment
 - c. Aeration Fall Management \$1050
 - d. Aeration Spring Management \$750
 - ii. Tigris
 - a. Bi-Weekley – inspection - \$13,250
 - b. Nutrient management - \$3630
 - c. Aeration Fall Management \$2550
 - d. Aeration Spring Management \$2550
 2. Proposal from Blue Stem – not yet available. They would work with pond management about planting along the shore line to reduce erosion and to reduce the perimeter of the ponds to offset the lack of water in each pond.
 - b. TREES – Board approved Monster Tree proposal unanimously.
 1. Monster Tree – see attached proposal
 2. Red Oak – see attached proposal
 - c. LANDCAPE
- E. MANAGEMENT REPORT
- a. Management has taken a more active role doing inspection of the property after multiple complaints about violations. Notices were sent to all homeowners

F. OLD BUSINESS

- a. Drainage issue still remains undecided
- b.

G. NEW BUSINESS / MISCELLANEOUS

H. HOMEOWNERS QUESTIONS AND COMMENTS

I. Meeting adjourned at 7:43 pm

Meeting dates for 2026 are proposed as follows:

February 24; April 28; July 28; October 27

Meetings are the fourth Tuesday of the month

All meeting are on Zoom and subject to change