

**Oaktree Park Cabana Club  
Home Owners Association  
Board of Directors Meeting Minutes**

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Meeting Date: December 1, 2010  
Minutes Issued: December 2, 2010  
Status: Ver. 1

**In Attendance**

*Frank Ross*                      *Kevin Wollenweber*    *Tim Gifford*                      *Paul Donati*  
  
*Gordon MacKean*

**Regrets**

*Jeff Smith*                      *Beverly Philips*  
*Bill Herndon*                      *John Greene*

**Agenda:**

1. Convene
2. Approve November Minutes
3. Finance Review
4. Pool update
5. Next Year Board Positions
6. 2011 AGM Schedule
7. New Business
8. To do List
9. Adjourn

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- 1) The meeting was convened at 7:30 pm.
    1. Frank carries proxy for John and Bill
    2. Gordon carries proxy for Beverly and Jeff
  - 2) Paul motion to approve November minutes (Kevin second). Minutes ratified by unanimous vote
  - 3) Finance—Budgeting for heater replacement 2011 (\$8750), coping (\$2000), painting (\$1500) see below for details.
  - 4) Pool Update:
    1. Heater pump is broken. Repair \$4500 initial (once opened could be another \$4000) vs Replace—Replacement with equivalent \$8266. Remove and replace both heaters \$8575. Second heater reaching expected EOL. Action: Kevin to check heating times based on pool size 75x40, second bid If second bid comes in higher, Kevin motions to approve \$8575 for both heaters to be replaced. Gordon second. Unanimously approved.

2. Pool Coping replacement. Tim motioned to budget \$2000 to replace pool coping. Second by Frank. Motion passed unanimously.
3. Frank motioned to budget \$1500 for painting of building. Second by Gordon. Motion passed unanimously.
  
- 5) Next year—no firm commitments for board replacements. Retiring BOD members include. John, Gordon, Bill, Jeff. Newsletter to encourage home owners (especially those new to the community) to serve a term.
  
- 6) 2011 BOD meeting March 1<sup>st</sup>, AGM March 8<sup>th</sup> 7pm (Tim to look into reserving the church)
  
- 7) New Business:
  1. Pool party fees: \$50 single class, \$100 multi-class or > 50 people
  
- 8) Things to do list
  1. Frank to draft AGM letter
  
  2. To be completed **Off season 'to-do' list (and owner)**
    1. Chemical Sensors - gordon
    2. Pool Lights - gordon
    3. Timer for automatic filler – (Kevin to request clarification from Genie)  
Genie to clean pool during specific hours (coordinate with Kevin)
    4. coping around pool – Tim
  
- 9) Adjourn 9:00 pm

Respectfully Submitted,  
Paul Donati  
Secretary