

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

Meeting Date: 5/24/12
Minutes Issued: 6/07/12
Status: Ver. 1

In Attendance

Michael Winters Jeff Taylor
Frank Ross Beverly Philips
Dilip Vyas

Regrets

Kevin Wollenweber Dan Schembri

The meeting convened at 7:05 at the pool.

Meeting Agenda

- 1) Dumpster schedule
- 2) Watering trees
- 3) "The Poop Incident"
- 4) Notifications
- 5) Non-residents at the pool and security systems
- 6) WiFi
- 7) Defaults
- 8) Pool Covers
- 9) Lifeguards on Memorial Day

- 1) The dumpster needs to be put out on tuesday nights. We made a schedule for who will do it by month:

June: Dan
July: Dilip
Aug: Jeff
Sept: ? unassigned

- 2) The new trees need to be watered once a week. It was decided that it should be done by whomever is putting the dumpster out on tuesday night.

3 - 4) Because somebody pooped in the pool, extra chemicals had to be added to the pool. The pool had to be closed until the chemicals regained balance. This brought up the issue of how to notify the home owners when incidents or events occur in the future.

- a) We should definitely post it on the website

- b) There are about 50 remaining houses that we don't have email addresses for. Frank will generate a report and the board members will go door to door to try to get the remaining addresses.
- 5) There seem to be more non-residents or strangers showing up at the pool. We need to be friendly but still determine whether strangers are residents. If not, we need inform them that it's a private pool and ask them to leave. Crossgates has a security system in their newly remodeled cabana which has a card access lock. They can lock out specific cards as needed. Beverly will talk with the Walkers to find out more info about security options for our pool, i.e. fees/ cost, etc.
- 6) The idea of getting WiFi at the pool was discussed. The problem is that there is no phone line or cable at the pool so it could be costly. We'd also need it to only be on for 5 months of the year. Doesn't look promising.
- 7) Two homes are on the list of defaults. The board entered executive session to vote to give the home that is behind by two payments a Notice of Default Recordation. Vote passed, 5 for, 0 against. Exit executive session.
- 8) The pool covers need to be replaced. Michael called the pool supply guy. Pool covers have a 10 year life expectancy. New covers cost \$4500. When we get new ones, we discussed cutting a cover for the baby pool out of the old ones.
- 9) Beverly will get the lifeguards to come at 10 on the friday before Memorial Day.

The pool rules may need to be adjusted because it states that children 16 or under must be accompanied by an adult. Some of the lifeguards are only 15. The addendum could be "unless you're a certified lifeguard or had equivalent training".

Next meeting will be Tuesday, June 19

Adjourned 8:15.

submitted by: Jeff Taylor