

OASIS AT ANOZIRA COMMUNITY ASSOCIATION

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Annual Meeting of Members September 15, 2016

Call to Order: President, Jake Ulrich called the meeting to order at 6:30 pm.

Board Members Present: Jake Ulrich, Alan Heikkala, Diane Petteruti, Claire Pavlus and Sue Fogel.
Management Representative: Debbie Tribioli from Kinney Management Services.

Quorum: Quorum was established represented in person or by absentee ballot.

Motion # 1: Motion to approve the 2015 minutes by Alan, 2nd by Sue. Passed Unanimously.

The Board introduced themselves.

President's Report:

1. Welcome
 - a. 2016 has been another productive year for the HOA Board. We have accomplished many new projects and continue to better the process and routine of the community to ensure long term success in a beautiful vibrant community and maintain strong real estate values.
2. Education
 - a. Budget - (3) Components to Community
 - i. Operating
 1. Used for ongoing cash flows and maintenance of community property. Includes landscaping grounds crew, management company operations, and other reoccurring needs of the community.
 - ii. Reserves
 1. Long-term monies built up and designated for repair or replacement of community property from age/wear and tear. Examples of this include block walls, lake dredging, and bench replacement.
 - iii. Capital Improvement
 1. Monies designated for improvements to the community grounds. When the board deems appropriate to build or add something new to the property it would come from this account.
 - b. Landscaping Crew
 - i. Responsible for routine landscaping of common area, keeping the lake pathways clear, irrigation control/repair, pruning of bushes and under 7 foot tree trimming.
 - ii. New Contract (Inclusive)
 1. Lighting
 2. Canal
 3. Tree Trimming
 4. Future Rock (Every 5) (Additional Cost)
 - c. Kinney Management
 - i. All billing and account management (Accounting/Taxes/SOS)
 - ii. Working with vendors & bidding process
 - iii. Organizing Board meetings
 - iv. Record Keeping/Meeting minutes
 - v. Violation Reporting
 - vi. Homeowner contact
 - d. Lake Maintenance Crew
 - i. Weekly lake/fountain cleaning
 - ii. Weekly lake monitoring and recording of data
 - iii. Recommendations for ideal ecosystem
3. 2016 Survey Results
 - a. Wall Opening – 65/35 Split to Keep wall closed
 - b. Picnic was a success even in the rain!
4. HOA Projects of 2016
 - a. Rake and Rock
 - b. No Fishing Signs
 - c. Curb/sidewalk Repair
 - d. Pump replacements

- e. Continued to develop long term routine strategy
 - f. Added Fish to the Lake
 - g. Switched Insurance Carriers and saved around \$1,000
 - h. Access to SRP Inflow from Canal
5. Moving Forward 2017
- a. Finish rake and rock project to update stone in the final areas of the community
 - b. Continue to refine routines and have a “well oiled” process in place for all of the ongoing items
 - c. Increase dues \$2 to accommodate increased long term reserves need as well as increased operating costs to maintain the community. We will also probably be increasing by \$1 annually going forward to keep pace with all of these items.

More to come but thank you to all that take a proactive interest in serving the community and to my fellow Board members and Debbie T. for all of the hard work and effort they put into preserving this wonderful community!

It has been great to see people utilize the website to submit questions or notify the management of any questions/comments/concerns. It certainly helps us be more knowledgeable in the community as items are brought to our attention.

Treasurer’s Report

The financial position of the association is strong. Collections are slightly ahead and expenses are slightly below. So far the association has shown a profit year to date. The association currently has \$69,221.36 in the operating account, \$232,855.00 in Alliance Reserve, \$94,639.44 in Mutual of Omaha Reserve Account, \$43,239.72 in Mutual of Omaha Capital Reserve Account and \$52,776.13 in the Sagicor Reserve Annuity. This gives the community a total of \$492,731.65 in total assets. Just as a reminder the board discussed purchasing the annuity 2 years ago at the annual meeting. It was purchased in January of 2015 for \$50K. The account has netted the community about \$2700 in growth which is about 5% interest. Board will most likely purchase another one so the accounts are laddered.

Community has \$481K in retained earnings which means about \$11K in profit for the period and we should see the year ending with about a \$10K profit. Since Alan has been treasurer, the community funds have grown from about \$390K to about \$482K. This growing cushion is for the aging repairs of common area elements in the community.

Items recently done included Palm tree trimming and skinning \$29K, tree replenishment (mostly on the east side of the community) \$9K, rock replenishment \$22K (with about \$12K will to be done) and lake restock of fish \$3500. Board was also able to renew the insurance at about a \$1K savings, Somerset Landscaping is about \$11K per month but is now all inclusive, there is only \$6K in delinquencies and that is primarily due to 2 homeowners.

Sue motions to approve the July financials, Jake seconds, all approve.

Nominations

There are no nominations from the floor.

Vote Results

- With 2 open board positions and 2 ballot nominees the new board members were elected by acclamation. The new directors are as follows: Sue Fogel and Diane Petteruti. These are for 2 year terms.

Open Forum

- The community is on a calendar fiscal year.
- The community is under budget as of the end of July 2016. Hope to end the year with a \$10K profit.
- Difference between Capital Reserve and Reserve; Capital Reserve is for new projects i.e. adding or introducing a new element into the community. Reserve is for items that need repair/replacing but not on a monthly basis. There is no specific budget for either of those categories.
- A copy of the Lake Report and Lake Reserve study is on the website.
- Homeowners that live on a corner lot own the property on the side of their home out to the sidewalk.
- Liaison position was created and is currently filled by Chuck Brum and Ed Grabowski. Their duties include power washing the fountains on a semiannual basis, cleaning out the pump house quarterly so the pump can work properly, identify any potential hazards in the community, work with SRP on obtaining water for the lake, removing debris throughout the community, all fountain work, and present a monthly report to the board. Both have signed an indemnity contract and work as independent contractors with their owner insurance.
- It is noted there are ants around the lake area.

- Those present would like to thank the board for their hard work!
- Putting up “NO BIKE RIDING” signs around the lake.
- Discussion about the architectural process and a new style roof that was installed.

Adjournment

With no further business, Claire motions to adjourn the meeting, Diane seconds. The meeting was adjourned at 7:49 PM.