OASIS AT ANOZIRA COMMUNITY ASSOCIATION
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Annual Meeting of Members
September 18, 2020

Call to Order: President, Jessica Ireland called the meeting to order at 6:30 pm.

Board Members Present: Jessica Ireland, 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 2019 minutes by Claire, 2nd by Jessica. Passed Unanimously.

President's Report:
Good evening and thank you to everyone that has taken the time to participate in our annual board meeting. It has been an absolute pleasure serving on the board and as president on the board for the last year. It has been wonderful working alongside the other board members that volunteer countless hours of their time to help make our community such a great place to call home. I would also like to thank Debbie with Kinney Management for her dedication to our community and her ongoing support of the board, the community liaisons, and the members of our community.

The following are projects that have been completed, ongoing projects and upcoming projects.

HOA Email Statement Registration:
Effective January 1st, 2020 Bill S1531 (Chapter 200) went into effect. The bill requires the property management company to provide a statement of account in lieu of a periodic payment book to the unit owner or member with the same frequency that assessments are provided for in the declaration. I would like to remind those that have not already registered to receive email HOA statements to please do so. This can be done by visiting https://oasisatanozira.org and signing into your account. If you don't have an account, please take the few minutes to set one up so you can have your account information at your fingertips. We initially budgeted spending $600 for the first few months to cover the full cost of mailing the statements to everyone. It was our hope homeowners would sign-up for electronic delivery of the monthly statements saving us this unnecessary cost, but at this point in the year, only about 1/3 of the homeowners have signed-up so we are still spending $399.30 a month that could be put to better use. Unfortunately, if we cannot bring this cost down, we will have to raise our monthly HOA dues to make up for this expense.

Picnic:
Our 25th anniversary picnic last October was well-attended, and we received many positive comments. Thank you to everyone that attended and helped make it a success. Unfortunately, there will not be a picnic this year due to COVID.

Letter to Homeowners about Architectural Submittals:
In July we sent out a letter to all homeowners in the community about the increase of homeowners modifying the of their homes and/or their landscaping without receiving the required architectural approval. It is wonderful to see so many community members enhancing the curb appeal of the homes. Although it is wonderful to see the improvements, we would like to remind all homeowners that they must submit an architectural approval. You can visit https://oasisatanozira.org to review our CC&R's and submit an Architectural Approval Request.

Architectural Committee:
We are currently in need of a couple volunteers to join our architectural committee. This would require a few hours of your time per month to review and participate in the reviewing process of the architectural changes submitted by homeowners in our community. If you are interested in volunteering for the architectural committee please contact Debbie with Kinney Management.

Completed Lake Projects:

We have done some extensive work to our lake this year to maintain the integrity, longevity and esthetic appeal. This is a project the board has wanted to complete for the last couple of years, but the bids received were ridiculously high. Thank you to our Liaisons Chuck and Ed for finding a contractor that knew what he was doing and had an extensive amount of experience in golf course maintenance industry. He submitted a very reasonable bid, and we are very pleased with the quality of his work and the result. The lake is a major draw for people that want to move into the community and having a beautiful and well-maintained area for our community members to enjoy is wonderful. In the last several months we have:

- 25 tons of clean fill dirt added, and 2000 square feet of sod installed in several areas around the lake
- we had 1808 linear feet of repair work and replacement of missing river rock along the lake edge
- Upon completion of the sod installation it was discovered that there was an issue with the wiring for the irrigation. Over the years there have been additional sprinkler heads added and irrigation moved. Unfortunately, this led to some sprinkler being added to full capacity lines and the sprinklers being added to lines that did no coincide with the water needs. This substantially decreased the water pressure to several sprinkler heads around the lake and was causing a lack of watering to the newly installed sod, established grass, trees and hedges. Thank you to Sue and our liaisons Ed and Chuck for spending hours during the excessively hot summer tracking down all the sprinkler heads and re-wiring the irrigation system. Chuck spent over 50 hours fixing this issue and the system is working properly now. The vegetation around the lake is getting the water it needs to thrive.

Liaisons:

Thank you very much to our community liaisons Chuck and Ed, for all your continuous hard work to keep the community running smoothly and looking so beautiful.

Ongoing Lake Maintenance:

- With the consistent high temperatures this summer, the algae in the lake has been challenging. Aquatic Consulting & Testing Inc. has been doing a wonderful job with taking care of the lake during a challenging season. After an algae treatment at the beginning of summer, patience, and ongoing monitoring, they were able to get the golden algae under control. We are aware of a recent increase of algae in the lake and they are working to get it under control. An algae application will be applied soon to the perimeter of the lake and they will continue to monitor it. A shout out to Rick at Aquatic Consulting & Testing Inc. for volunteering his time to remove the dead fish from the lake in June and for removing the excessive amount of golden algae we had this summer. It was a tremendous amount of effort and work you did is appreciated.
- If the "no fishing" signs are posted around the lake, please do not fish. This helps to protect our fish and the integrity of the lake.
- We understand there has been some concerns about portions of the lake liner that have risen to the surface of the lake. The functionality and integrity of the lake is not an issue. The lifted liner is more of an esthetic issue and is not compromising the integrity of functionality of the lake. The most cost effective way to handle the lifted liner is to cut it back as it rises to the surface. We will continue to monitor the liner and will cut it back as needed.

Approved Upcoming Lake Projects:

- we have approved the installation of a Y Strainer at the waterfall to prevent the ongoing clogging of the water feature
- We have approved the enhancement of 3 of the 6 spillways around the lake to decrease the amount erosion to the cement embankment and rock work along the perimeter of the lake.

Proposed Lake Projects:

- We are considering adding a border and crushed stone around at least two of the large trees around the lake where there is a lack of grass growth. The trees create substantial shade so grass will not grow in these areas. This causes large muddy areas that are unusable and are esthetically unappealing. We would like to beautify this area and turn it into a usable area for individuals and families to enjoy.
- We are considering the addition of fish to the lake this fall. Stocking the lake with certain species of fish will assist with algae issues. We have lost fish since the last stocking and would like to bring the fish counts to normal levels again.

Landscaping:
Yellowstone Landscaping has been working 5 days a week to keep up with our community landscaping. In July they trimmed the palms around the lake and have been keeping up with the regular community landscaping needs and tree trimmings.

New Landscaping Projects:
With the excessive and long periods of heat this summer, we have lost several mature trees in the community. In the upcoming months we will be identifying and removing the trees that have died and will be replacing them. We will also be adding trees and foliage to areas throughout the community that we have previously lost vegetation.

Community/Homeowner Common Walls:
The board has reached out to several companies to obtain quotes for the wall replacement along a portion of McClintock between the canal and the fountain at the entrance. We did receive a formal and extensive quote for the replacement of the wall for just shy of $250k. The Board felt this quote was excessive and went beyond the scope of work that needs to be done to complete the wall replacement. Between Covid and the construction industry booming, it has been challenging to obtain additional quotes. We will continue to work on this and our hope is to have a few quotes within the upcoming months.

Treasurer's Report

August 2020 Treasurer's Report

Overall, the Oasis at Anozira's financial position is strong. Between the liquid accounts, Certificate of Deposit, and the annuities, the HOA has $655k set-aside in the reserve accounts to fund our capital needs.

Income Statement - August 2020

Collections were $24,049 for the month, which are on the light-side at $2951 under-budget. Total Operating Expenses for the month summed to $25,404 versus expected expenses of $22,809 for the month. The higher than expected expenses are due to a one-time landscape expense for the extra dirt and sod needed due to the repairs of the concrete perimeter around the lake. The net operating loss for August was $1304.

Income Statement - Year-to-date, 2020

Through the first eight months of 2020, total collections are $221,059, which is $5059 higher than what the budgeted expected figure is ($216,000). Actual operating expenses at this point in the year total $168,731 compared to expected expenses of $191,090. Total year-to-date gain is $50,465.

Balance Sheet – August 31, 2020

Retained earnings year-to-date of $50,465 combined with our start of the year capital account of $677,625 sums to Total Assets / Total Capital of $728,090.

Collections

Current delinquencies total $7488 all from just four homeowners. We continue to work with Sentinel Servicing and the HOA attorney to collect on these past due accounts. Legal actions have been taken and liens have been filed as appropriate.

Vote Results

There are 2 positions available and 2 candidates. This is an uncontested election and Sue Fogel and Diane Petteruti are each elected to a 2-year term.

Open Forum

- Thank you's to the Board for their hard work
- Any anticipated increases in assessments for 2021
- Wall Repairs

Adjournment With no further business, Jessica motions to adjourn the meeting, Sue seconds. The meeting was adjourned at 7:03 PM.