

Oak Creek Estados
Board of Directors Minutes....Regular Meeting
Meeting Date: April 24th, 2018
Meeting time: 10:00AM

1. President called the meeting to order at 10:00AM with a quorum established; Peter Zid, Nick LaBarbara, Mary Port, John Jones and Mary Zordan by phone.
2. March minutes approved with P. Zid motioning and S. Port seconding.
3. **OFFICER REPORTS**
President: Nick noted that Barb and Dan were doing a great job. The Association Bond has been raised to \$110,000.00. A committee consisting of John Jones and John Willis will procure bids to replace the existing pool in 3-5 years with a rectangular pool with a 5' depth and a beach entrance. The board voted to change the CC&R to state rentals will be on a minimum of 30 days. The new verbiage will be given to our attorney for any correction in terminology...P.Zid motioned and M. Zordan seconded.

Treasurer: B07 is in foreclosure; it is being reconstructed to a 2 bedroom 2 bath unit and we will write off the HOA dues owed by the past owner who moved out in 2015...P.Zid motioned and S. Port seconding. A Lien will be placed on units that are 60 days past due in HOA fees...P. Zid motioned and S. Port seconding.

Secretary: A committee consisting of Susan, Barb and Teri will keep track of AB&B fees. The pool should be done by the beginning of May, however it may need to be extended a little longer to allow Dan to complete the work. The chimney cap issue has been repaired and completed. The Association is not responsible for any rodent or insect problems inside any unit. It is the owner's responsibility. Insurance issues will be discussed in the next BOD meeting.
4. **OFFICE MANAGER:** The leak in G4 has been repaired and the \$1858.00 bill will be paid...P.Zid motioned and J. Jones seconding. A sign will be placed on property inviting AB&B people to stop in the office and say HI...P. Zid motioned with S. Port seconding. Regarding the privacy screens on balconies, the current verbiage will remain. Parking permits tabled to next meeting. New BB units have been installed, the tree as a memorial to Diane has been planted and the pool project is on tract.
5. The next BOD meeting will be held on 5-18-18 at 10:00 AM in the OCE Clubhouse
6. Meeting was adjourned at 11:45 AM. P. Zid motioned and S. Port seconding.

Minutes compiled by Peter F. Zid, Secretary