Oak Creek Estados

Board Annual Meeting Minutes

11/6/2021 @ 9AM via Zoom Remote

Attendees: Heidi Kenney-VP, Claudia Ronaldson-Treasurer, Caroline Oreel-Secretary, Jill Russell-BOD, Catherine Mauro-BOD, Nikki Averitt, Dale Woodling, Anthony Mortillaro, Sabitha Setty, Judy Smith, Theresa Weber, Terri Zammataro, Robin Cunningham

Call to Order: 9:01am by Jill

Treasurer’s Report: 1. August & September Financials (see website) – tile roof leaks caused some unexpected expense. Plan in effect to assess all roofs and to have a more preventative approach to this problem. A committee to spearhead the roof project was proposed for 2022 BOD. No additional concerns from attendees.

 2. 2022 Budget overview – no questions presented.

 3. 2022 Assessment increase – the BOD voted to increase monthly assessments by 10% due to increased operating expenses occurring since increased Short Term Rental (STR), increase in goods and services and concerns with current CIP reserves and general maintenance on aging buildings. A notice will be sent out to all owners shortly. The assessment will be re-evaluated again next year based on these concerns.

Committee Reports: None

New Business: 1) Elected officers BOD 2022 – Robin Cunnigham, Nikki Averitt, Anthony Mortillaro, Joseph Fernandez (not present) and Jamie Logan (not present).

Old/Unfinished Business: 1) STR update – changes in enforcement were made as of 9/1/2021, which has shown an increase in compliance for fee collection. There was discussion on creating a packet for new unit owners/STR owners, streamlining the current form and creating an easier payment method. A suggestion was to create a flat monthly fee to help STR owners with compliance. The upcoming 2022 BOD will address this in the future.

Next Meeting: 1/22/2022 @ 9AM via Zoom. Owners with any concerns to put on future agendas should contact the BOD at ocebod65@gmail.com.

Adjournment: 9:58am by Jill