

The Oakleigh Forest Civic Association, Inc.

Minutes of the OFCA Board Meeting, January 15, 2007

at the Neale's house, from 7:00 pm - 9:00 pm

Present: Liz Cingel, Edgar Schick, Bill Goodman, Kelly Cornacchia, Frank Cingel, Steve Wood, Linda Haller, Amy Greif, Jay Neale, Alan Colegrove, Linda Colegrove, Pete Wright, Bob Burns, Marie Tuccille, Jerry Tuccille, Frank Hartz, Kevin Gregg

- There was one correction to the minutes of the 12/11/06 meeting. The item regarding the recommendations for the installation of gutter guards should have been in the Grounds Director report. The ammended minutes were approved by a voice vote.
- Kelly Cornacchia presented plans for fence construction at her home. The plans were approved by a voice vote.

President's Report (Frank Cingel):

- Frank will continue to distribute the minutes to the Board via email.
- Frank introduced three residents of Karp Court (Pete Wright and Alan and Linda Colegrove)

Treasurer's Report (Kevin Gregg):

- Kevin distributed the final statement of fund balance for 2006. The ending balance was approximately \$70,000 which is what was expected.
- The report was approved by a voice vote.

Capital Projects:

- Jay and Frank met with BB&T bank and showed them the pool and waterfront sites. They received a proposal for a loan from the bank. They will clarify with the bank that it is only the increase in dues that is earmarked for debt repayment not all of the dues. They will also try to negotiate for a time limit on the prepayment penalty. Additional documents needed by the bank will be provided by the secretary &/or president. Final documents will be reviewed by OFCA's lawyer.
- Edgar Schick moved to allow the officers to continue pursuing the construction loan with BB&T. The motion was seconded and approved by a voice vote.
- Frank Hartz and Eddie Hubbard will meet with Steve Wood to formulate a plan for the construction project.

Karp Court (Edgar Schick):

- Karp Court residents wanted to know what the legal fees would be. Edgar estimates them at \$1200.
- Edgar will add in a clause that all existing structures in Karp Court are to be grandfathered in.
- Edgar will find out what the final steps will be to complete this transaction.

Director Reports:

Pool (Steve Wood):

- The gutters around the pool pavilion have been cleaned.
- Frank inquired of Steve if the pool information he has posted on the website is acceptable. Steve indicated that it was.

Waterfront (Bob Burns):

- The waterfront area is being cleaned while still following environmental requirements.
- No storage of boats or trailers will be allowed in the woods in the future.
- At some point in the near future, the storage racks will need to be emptied so that repair and need can be evaluated.
- An extensive information packet will be distributed.

Grounds (Liz Cingel):

- Liz has requested three proposals for garden service for next year. She will choose a provider when all the estimates are in.
- Liz is continuing to solicit advice to solve the erosion problem behind the pavilion. She suggests that the pool board put flexible extenders on the downspouts to direct water towards the pool and away from the eroded area.
- Kevin Gregg suggested looking for a temporary fix with an eye towards utilizing the construction equipment that will be at the pool area in the future for a permanent solution.

Safety, Police, and Fire (Jerry Tuccille):

- Jerry has been in contact with the officer who is responsible for Oakleigh Forest and was told that no incident (even minor vandalism) is too small to report. In addition, residents should inform Jerry of any criminal activity in the community.

Γ.Σ.Π.Χ. (Bruce Καρνερ):

- Bruce will continue on as our G.S.P.C. delegate.

Garden Club (Marie Tuccille):

- The Christmas decorations and luminaria were a success..
- Information about the next Garden Club luncheon will be in the Oakleaf.
- The Garden Club thanks the Oakleigh Forest Swim Team Boosters for donating \$500 towards the new pool sign. Garden Club is still looking for a vendor and Steve Wood has offered to help with the search. The Board recommended turning the sign to face the road so that a one-sided sign can be used.

.Social (Bill Goodman):

- The Santa visits were a success.

Website (Frank Cingel):

- Frank will continue to post board meeting minutes on the website.

Swim Team (Frank Cingel):

- Linda Goodman is the new president of the Swim Team board and she will be Frank's contact person for Swim Team issues..

New Business:

- The pool's assessed value went up 111%. Jerry Tuccille will file a protest with the county as the land is not buildable (it is required to be used for recreational purposes only).
- The Secretary will secure a time, date, and location for the March general meeting.
- Frank has received a request for assistance from a resident who is having difficulty with a resident of Cape Arthur. Frank will try to get the person's name and address to write a letter in an attempt to solve the problem.

The next meeting will be on Monday, February 12, 2007 at 7:00 at the home of Steve and Susie Wood.

The meeting was adjourned at 8:55 PM.

Respectfully submitted, Kelly Cornacchia, Secretary