

## **Minutes of the Oakleigh Forest Community Association Board of Directors Meeting**

Date: May 8, 2006  
Location: Oakleigh Forest Pool Pavilion  
Meeting Convened: 7:10 PM  
Meeting Adjourned: 8:50 PM  
Attendees: Amy Greif, Edgar Schick, Chuck Trenkle, Chris Trizna, Liz Cingel, Frank Cingel, Jay DeFrancesco, Steve Wood, Bill Goodman, Marie Tuccille  
Absent: Kelly Cornacchia, Kevin Gregg, Bruce Karner (all excused)  
Guests: Larry Reagan, Pete Wright (from Karp Court)

### **Approval of Minutes of the April 10, 2006 OFCA Board of Directors Meeting:**

Minutes were accepted as published in the *Oakleaf*.

### **Construction Projects Presented for Approval:**

Larry Reagan: A 13'x 12' extension of an existing deck. Approved

Kevin Gregg: (presented by Bill Goodman)

Enclosure of a screened-in porch and single level extension. Approved

John Toomey: (presented by Edgar Schick)

Installation of an 8'x 8' shed Approved.

### **Karp Court, consideration for membership in Oakleigh Forest:**

#### **Pete Wright**

The four houses on Karp Court have expressed an interest in joining Oakleigh Forest. They have not explored any other community associations, feeling that Oakleigh Forest suits their social needs. The Board of Directors has asked them to review the OF Covenants and By-Laws because all four house in Karp Ct. would be governed by them as is the case for all OFCA members. Bill Goodman will maintain communication with Pete Wright. The Board of Directors also suggested that Bill Goodman gain a feeling as to how much Karp Court residents were willing to pay for initial membership in OFCA as it is felt by the OFCA Board of Directors that some fee is necessary in return for the benefits associated with that membership, such as increased property values. After review by the Karp Court residents, the OFCA Board of Directors will pursue further legal and financial investigations as the process develops. No definite time frame has been established.

### **Treasurer's Report, Edgar Schick in Kevin Gregg's absence.**

*The report was received.* The list of non-paying OFCA members needs clarification as it appears to have non-residents listed. Kate Whitman has been contacted by Edgar to provide Kevin with an up-to-date directory, and Edgar will contact Kevin upon his return so as to clarify how many households have paid OFCA dues.

A Federal EIN is being pursued to permit opening an account with higher interest rates for the Association's "idle" cash.

### **Presidents Report: Edgar Schick**

*By-Law Change #1.* To allow for budgeting prior to the October General OFCA meeting was approved for submission to the full Association membership.

**By Law Change #2.** To add a “Grounds Director” as a member of the OFCA Board of Directors was approved for submission to the full Association membership..

**Leadership in 2007:** Leadership in the upcoming year is felt to be critical as the burden of administration of any loan and improvements will be upon the upcoming OFCA Board of Directors. The Office of President is critical, and whoever assumes this job should be intimate with the financial backgrounds and commitments being made in the upcoming months. The members of the Board and the community were asked to consider who should fill that job because, under the OFCA’s By-Laws, Officers can serve no more than two consecutive one-year terms, and the second one-year terms of the current President and Vice President expire on December 31, 2006. Further discussion is to be pursued at the June OFCA Board meeting.

**Informational Meetings:** Thirty-two (32) families were represented at the meetings to review the pool improvements. It is hoped that the May 10, 2006 meeting will include a larger cross-section of the community. Door-to-door distribution of information and discussion may be necessary before any large monetary commitment was made, including the possibly of written ballots.

**Waterfront improvements and ground improvements** were discussed. The Board feels that the Waterfront Committee needs to define its needs in relation to the community’s needs from both recreational and financial standpoints. Edgar will contact Bob Burns for discussion at the next Board meeting.

### **Directors Reports:**

**Chris Trizna:** The dumpsters will be at the pool May 11 thru May 14

**Jay DeFrancesco:** There were four incidents of garden walkway lighting being vandalized and one incident of car theft in the neighborhood. The Police are investigating. A Neighborhood Watch Program was briefly discussed, but past benefits from such a program appeared to be minimal.

**Bill Goodman:** A community Garage Sale is being planned.

**Liz Cingel:** The lights on the center strip were also vandalized.

**Steve Wood:** Discussed the possible payment options, including “up-front” one-time payments and annual supplemental dues payments by the residents for the community improvement. Edgar will contact Zandra Reynolds and Kevin Gregg and map out different options, including the payment amounts for different borrowing levels.

### **Concluding Issue:**

***A meeting will be tentatively scheduled for the week of June 12 for the entire OFCA general membership to gain approval of the bylaw changes and to begin a discussion of proposed changes in the Covenants.***

Respectfully Submitted,

Chuck Trenkle, Vice President and Interim Recording Secretary