

OAK FOREST VILLAS CONDOMINIUM ASSOCIATION, INC.
MEMBERSHIP MEETING
NOVEMBER 20, 2025 AT 6:00 P.M.
OAK FOREST CLUBHOUSE

CALL TO ORDER

The meeting was called to order at 6pm with a quorum of owners present. There were 46 owners present, 14 in person and 32 proxies. Mike Miller of Miller Management Services, Inc. was also present.

APPROVAL OF MINUTES

The minutes of the previous membership meeting (1/16/25) were presented and a motion to approve was made by Mark Perlman, seconded by Diane Shane and unanimously approved.

COMMITTEE REPORTS

TREASURER REPORT – Robin Reich stated that the finances are in good shape but some expenses are running a bit high. The deposit has been paid for the replacement clubhouse doors. There is currently a \$20k surplus for the current year.

BUILDING/GROUNDS – Tom Ward reported on the following:

- Lighting repairs needed have been completed.
- Irrigation – bad zones have been identified and new wiring is needed.
- Asphalt repairs will be done prior to the scheduled sealcoating.
- Tennis court resurface is currently underway.
- Swale (east side far bank) that has been a continual problem will be corrected for \$1800.
- Fence – some trees need clearing
- Clubhouse hurricane front doors – should be completed soon.
- Bathroom doors will also be replaced soon.
- Termites treated at 4710 and 4711.

LANDSCAPING – Paula Mayer reported that trimming Zone 6 was recently completed. Also it was reported that Mast Landscaping will be off the week of Thanksgiving. Crepe myrtles will be trimmed in early 2026.

SOCIAL – Holiday lights will be put up and there will be a Holiday social on 12/13/2025.

TREE CARE – There is still some tree trimming to be done and Joe Speary with Out On A Limb will be coming back soon to complete.

WELCOME/SUNSHINE – Mark Perlman reported on the following:

The passing of Joan Blanchard.

Broken Hip suffered by Dick Wilson

Current units for sale: 4799/Eggers, 4785/Luy and 4689/Amaya

OLD BUSINESS

None

NEW BUSINESS

ANNUAL MEETING/ELECTIONS – Will be held on 1/15/2026

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VOTING ITEMS FOR NOVEMBER OWNER MEETING

2026 REVIEW VS AUDIT – The vote tally was 43 in favor and 7 opposed

BORROWING FROM RESERVE – The vote tally was 49 in favor and 1 opposed

DEFINITION OF AN OCCUPANT – The vote tally was 30 in favor and 20 opposed

REVISIONS TO SECTION 17 – The vote tally was 31 in favor and 19 opposed

It was also mentioned that the newly implemented GetQuorum electronic voting system worked very well.

DISCUSSION ON SWALE CLEARING/PROPOSAL – The quote of \$1800 was received from Mast Landscaping and will be voted on by the Board.

DISCUSSION OF CONTINUED SWALE MAINTENANCE – This is for the far side of the swale to be maintained on a monthly basis with an additional amount paid. This will also be a vote by the Board.

DISCUSSION ON MEMBER SURVEY – Few members were in favor of online or telephone meetings so this will not be implemented at this time.

2026 BUDGET DISCUSSION – Treasurer Robin Reich presented a budget at \$633/month. There may be some minor adjustments still to be made.

OTHER ITEMS FOR FUTURE MEETING DISCUSSION

A request to use non-toxic fertilizer was mentioned.

NEXT MEETINGS

Meet the Candidates – January 6, 2026

Landscape Committee – January 9, 2026

Owner Annual and Board Meeting/Elections – January 15, 2026

ADJOURNMENT

A motion was made to adjourn at 7:09pm by Sharon Morgan, seconded by Tom Ward and unanimously approved.

Respectfully submitted,

Michael W. Miller
Community Association Manager