

**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

## **PAGE 2**

### **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