

**OAK FOREST VILLAS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JANUARY 15, 2026 AT 7PM**

MINUTES

CALL TO ORDER

The meeting was called to order at 7:14 pm. with board members attending: Linda Bardach, Sharon Morgan, Mark Perlman, Tom Ward and Paula Mayer and Mike Miller of Miller Management Services, Inc. A quorum was established.

APPROVAL OF MINUTES

The minutes of the previous meetings held on 11/20/2025 and 12/8/2025 were presented and a motion to approve was made by Sharon Morgan, seconded by Mark Perlman and unanimously approved.

COMMITTEE REPORTS

TREASURER REPORT – Robin Reich provided a report that is attached.
All other reports were provided at the membership meeting.

OLD BUSINESS

Discuss/Approve revised fence proposal – Membership poll supported the new fence be 8' in height. A motion to approve was made by Tom Ward, seconded by Paula Mayer and unanimously approved.

NEW BUSINESS

The election of officers was conducted as follows:

President – Linda Bardach with motion by Paula Mayer, seconded by Mark Perlman and unanimously approved.

Vice President – Tom Ward with motion by Paula Mayer, seconded by Sharon Morgan and unanimously approved.

Secretary – Mark Perlman with a motion by Paula Mayer, seconded by Tom Ward and unanimously approved.

Treasurer – Sharon Morgan with a motion by Paula Mayer, seconded by Mark Perlman and unanimously approved.

Director at Large – Paula Mayer was approved unanimously.

Assistant Secretary – Susan Guice with a motion by Linda Bardach, seconded by Sharon Morgan and unanimously approved.

APPROVE BANK SIGNATORIES – A motion to continue with no changes was made by Sharon Morgan, seconded by Tom Ward and unanimously approved.

ARC REQUESTS

4616 Gutters – Approved with them being painted to correct color. Motion made by Tom Ward, seconded by Paula Mayer and unanimously approved.

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LANDSCAPE REQUESTS

4639 – Sod request – sod replacement is not currently in the budget but will be considered as budget allows.

4642 – expand planting bed – the expansion was denied by motion from Linda Bardach, seconded by Paula Mayer and unanimously approved. This encroaches onto common ground and isn't necessary.

COLORS FOR STORM ACORDIANS – Questions as to the color. The attorney will be contacted to advise if any votes are required to approve the color and style. The bronze color was approved by the board and will be officially discussed and approved at the next meeting.

FINES AND SUSPENSIONS FOR VIOLATIONS – Unpaid fines will also be discussed with the attorney.

COMMITTEE APPOINTMENTS

The following committees were appointed. Additional people may be appointed.

COMPLIANCE/FINE – Diane Shane, Pat Smith and Ann McClure

SOCIAL – Jim Recknall, Fred Polito

DOCUMENT REVISION – Linda Bardach, Paula Mayer, Susan Guice

LANDSCAPE – Chair Paula Mayer, Vice Chair Sharon Morgan

ADDITIONAL ITEMS

Mast Landscaping will be doing work on the ferns and will also be submitting estimates on other additional work that has been requested. No money will be added to the monthly landscaping fee for maintaining the swale at this time. We have an estimate for \$2,150 to remove the diseased lawn on the West Drive.

NEXT MEETINGS

LANDSCAPING – February 13, 2026

BOARD MEETING – February 19, 2026

ADJOURNMENT

A motion was made to adjourn at 7:49 p.m. by Tom Ward, seconded by Sharon Morgan and unanimously approved.

Respectfully submitted,

Michael W. Miller
Community Association Manager

Oak Forest Villas
Financial Report
January 15, 2026
Submitted by Robin Reich, Treasurer

December 2025

Operating Budget

Revenue (Income) for December was \$43,131.

Expenses for December were \$25,247; \$15,073 was added to the reserve account for a total of \$40,320.

The budget for the year of 2025 shows a surplus of \$ 17,937 due to the expenses below coming in under budget and revenue for the year being \$2,014 over in late fees and application fees.

- The Grounds Expense category is \$5,707 under budget due to less money needed for erosion control.
- Administrative expenses were down by \$1,483 due to lower than anticipated insurance costs for November and December.
- Pool and Recreation expenses were under budget \$4,751 due to moving the expense of the clubhouse doors to the reserve budget.
- Other expenses, which include storm cleanup and contingency costs were not needed which resulted in a savings of \$3,000.

Reserves

Since November we have spent \$516 on 4 pool chairs , \$1029 on a deposit for the clubhouse door installation and 2,300 on ½ of a charge from Zuma Construction to clear around the back fence.