

**The Oaks Board of Directors  
Community Board Meeting  
September 16, 2025**

**Attendance:** David Sorrell, Joyce Fister-Daley, Ron Oliver, Kris McDougal, Debbie Davis, Marty Flynn

**Co-owners/Residents Present:** Twenty (20) Co-owners/Residents were in attendance.

**Call to Order:** President David Sorrell called the meeting to order at 6:30p.m.

**Board Minutes:** President David Sorrell requested a motion to approve the minutes of the August 2025 board meeting. Roger Campbell made the motion, and Cheri Oliver seconded it. Motion carried.

**Treasurer's Report:** Ron Oliver

Balance Sheet as of August 31, 2025

|                            |                |
|----------------------------|----------------|
| Total Assets               | \$1,206,741.51 |
| Total Liabilities & Equity | \$1,206,741.51 |

Profit & Loss through August 31, 2025

|                                 |              |
|---------------------------------|--------------|
| Total Income/Gross Profit       | \$ 98,599.89 |
| Total Expense                   | \$ 96,549.13 |
| Net Ordinary Income             | \$ 2,050.76  |
| Other Income/Special Assessment | \$ 49,805.38 |
| Total Other Expense             | \$ 46,952.30 |

Net Other Income \$ 2,853.08

Net Income \$ 4,903.84

Budget vs Actual January through August 31, 2025

|                | <u>Actual</u> | <u>Budget</u> | <u>Over Budget</u> |
|----------------|---------------|---------------|--------------------|
| Income         | \$725,873.51  | \$ 693,900.00 | \$ 31,973.51       |
| Expense        | \$529,144.84  | \$ 558,033.00 | - \$28,888.16      |
| Other Income   | \$894,121.43  | \$ 00.00      | \$ 894,121.43      |
| Other Expenses | \$777,406.30  | \$ 195,696.00 | \$ 581,710.30      |
| Net Income     | \$313,443.80  | - \$59,829.00 | \$ 373,272.80      |

**Property Manager's Report:** Ann Wesley

Collections

Current balance of past due accounts is \$85,813.46. \$78,123.79 is for special assessment, \$5,729.00 is for HOA fees, \$1,600.00 for late fees, and \$360.00 is for plumbing cleanout. All non-owner occupancy fees have been collected. All owners have made payments, are continuing to make payments, or paid all on the special assessment.

Work Orders

For the month of August, 26 work orders were received. There are twenty-two (22) pending from the previous period. Two are for roofing and gutter related issues, 11 for wood replacement issues, three for ceiling repairs, 4 for concrete issues, and four (4) for stair railing. All the pending work orders are assigned to contractors with most of them having submitted bids.

Work Completed or In-Progress

C3 & C4 painting and wood replacement have been completed.

M1 & M2 painting and wood replacement have been completed.

M3 & M4 currently have painting and wood replacement done.

Painting and wood replacement will begin soon on the last Eaton building and T1, T2, T3, and T4.

E1, E2, E3, E4, E5, E7 gutter replacement is complete.

E8, E10, E12, E-13, T1, T2, T3, T4 gutter replacement will begin soon.

Concrete - Concrete work began on C21 and will soon begin on the landing and lower steps at unit 189 and then the landing and lower steps at 187, then the landing and lower steps of 206. There will be delays in between some of those projects due to weather conditions and coordination of time when residents can be out for 24 hours to allow the concrete can dry on the landing areas. Concrete work is being done using funds from the operating budget.

Trees - Tree Pro trimmed trees around E1, E2, T4. Several pine trees have been removed. More tree work is necessary and will continue.

Squirrels – They continue to be a problem especially in E2. Critter Control has assisted in trying to get his situation solved.

Recycling – LFUCG has not confirmed what they are going to do with the recycling bin. They continue to leave a replacement recycling bin currently.

Special Assessment - \$891,320.43 has been collected, less the discount, leaving a net of \$877,000.00. The special assessment projects are still on budget.

### **Committee Reports:**

Social Committee – Sue Weiser announced that Joanne Anderson has agreed to co-chair the committee. Joanne reported several ideas for additional activities. The plan is to have a Christmas dinner, and the committee has requested \$500.00 from the board for this event.

Election Committee – Susan Sorrell reported that a candidate application and cover letter from President Dave Sorrell were being mailed out to every owner. The main activity until October 21<sup>st</sup> is to recruit candidates to run for board positions. After October 21, 2025, packets will be assembled followed by mailing and packet distribution. The candidate forum is tentatively scheduled for Tuesday, November 11, the last day to vote is November 23, and the annual meeting will be December 2, 2025. Assuming all the dates get approved, the committee will advertise them and make sure that everyone knows about the election. Packet pick-up will be scheduled for the following weekend. Everyone is encouraged to remind their neighbors to come and pick up their packets to avoid the expense of having to mail them. Seventy-nine packets are automatically mailed to non-resident co-owners. Co-owners were encouraged to consider running for the board and to encourage their neighbors to run as well. There are four openings on board. The November meeting will be on November 11, 2025, to allow enough time to get the necessary work to be completed before December 2, 2025, community meeting.

### **Announcements:**

The pool will be closed on September 30, 2025, and repairs to the clubhouse will begin after that date.

Motion to adjourn was made by Joyce Fister-Daley and seconded by Kris McDougal. Motion was approved.

Respectfully submitted,

*Marty N. Flynn*  
Board Secretary