

**The Oaks Board of Directors
Community Board Meeting
April 21, 2026**

Attendance: David Sorrell, Kevin McGarry, David Burks, Marty Flynn, Bill Gould, Glenn Franklin, Joyce Fister Daley

Co-owners/Residents Present: Twenty-seven Co-owners/Residents were in attendance.

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

Board Minutes: President David Sorrell requested a motion to approve the minutes of the February 2026 board meeting. The motion was made by Ron Oliver and seconded by Betty Barton. Motion carried.

President's Report: President David Sorrell reported that the tables for the pool area had arrived and that the delivery of the other pool furniture may be delayed.

Treasurer's Report: David Burks

Balance Sheet as of March 31, 2026

Total Assets	\$ 888,984.00
Total Liabilities & Equity	\$ 888,984.00

Profit & Loss through March 31, 2026

Total Income/Gross Profit	\$ 96,227.68
Total Expense	\$ 79,252.31
Net Ordinary Income	\$ 16,975.37
Other Income/Special Assessment	\$ 1,577.66
Total Other Expense	\$ 14,087.00

Net Other Income	\$ -12,509.34
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Net Income	<u>\$ 4,466.03</u>
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Budget vs Actual through March 31, 2026

	<u>Actual</u>	<u>Budget</u>	<u>Over Budget</u>
Income	\$ 251,162.20	\$ 247,020.00	\$ 4,142.20
Expense	\$ 222,688.75	\$ 228,612.00	\$ -5,923.25
Other Income	\$ 5,704.41	\$ 00.00	\$ 5,704.41
Other Expenses	\$ 27,261.00	\$ 36,761.00	\$ -9,500.00
Net Income	<u>\$ 34,710.67</u>	<u>\$ 15,452.00</u>	<u>\$ 19,258.67</u>

Property Manager's Report: Ann Wesley

Collections: There is a balance of \$11,822.05 in past due accounts. This includes \$2,560.00 for HOA dues, \$2,352.00 for non-owner occupancy, \$6,630.06 for late or legal fees and \$279.99 for plumbing cleanout.

Work Requests: Thirty (30) work requests were received in March of which 27 have been completed. Twenty-seven have been completed, 4 are pending from previous months, 3 pending from March for a total of 7 pending. Pending work requests include 1 excavation, 1 gutter leak, 1 basement leak, 1 tree trimming request, 1 electrical repair, and 2 exterior faucet repairs.

Recycling: LFUCG has delivered a different type of recycling dumpster that will be emptied twice a week.

Landscaping: The landscaping company has begun the Spring cleanup and will be spreading mulch and planting flowers soon.

Painting and Wood Replacement: Currently work is being done on E3, E4 and E15. Some of the wood damage is due to squirrels and a reminder to remove bird feeders was made as the bird food attracts the squirrels as well.

Pool: Pool furniture has been ordered. Pool is scheduled to open on May 1, 2026.

Water Leak: The backfill process will begin tomorrow (April 22, 2026) near unit 8. The concrete replacement will follow immediately after the backfill is completed.

Concrete: Concrete repairs are on hold awaiting favorable weather.

Plumbing Cleanout: The Eaton Buildings plumbing cleanout is scheduled for May 12 and May 13, 2026.

Asphalt: The process for accepting bids for milling and asphalt replacement are being received for 2027. As a temporary measure, holes and cracks in the pavement will be cold patched.

Questions/Comments: Lights at the left side of the gate are not working. It will be less expensive to do the paving all at one time. Several options for covering the expense were discussed. Some cell phones require that the owner press 99 instead of just 9 for guest gate entry. Garage and carport gutters have not been replaced and are often hit by delivery trucks. Owners and residents should report it to Assurance if they see this happening. Cameras are placed on the clubhouse and pool area where internet is available but not anywhere else on the property. Reminder was given to not enter through the exit gate.

Committee Report: Joanne Anderson and Susan Weiser announced that the Oaks Party will be held on May 1st. Water Aerobics will be held again this year, and the Book Club meets on the third Monday of each month.

Announcements: The clubhouse will not be used as a polling place on May 19 for the primary elections.

Motion to adjourn was made by Joyce Fister Daley and seconded by Kevin McGarry. Motion was approved.

Respectfully submitted,

Marty N. Flynn
Board Secretary

