

**OASIS HOME OWNERS INC
BOARD OF DIRECTOR'S MEETING
Oasis Club House
January 21, 2020**

Call to Order at 10:00 am

Pledge of Allegiance

Quorum established with 5 board members present: Mike Lottman, Felecia Lizotte, Jean Mazzone, Gini Ellis, and Debbie Mailman.

Minutes of December 17, 2019 Board of Director's Meeting

Motion to approve minutes by Jean, 2nd by Debbie - unanimous

Secretary's Report

Meeting notice was posted no less than 48-hours prior to the meeting. Minutes of the December meeting were posted with the January agenda.

Motion to accept Secretary's Report by Felecia, 2nd by Debbie - unanimous

Treasurer's Report

Treasurer's Report as of December 31, 2019

INCOME	\$ 17,937.57
Year-to-date	\$ 153,135.99
EXPENSES	
Monthly	\$ 24,759.60
Year-to-date	\$ 161,849.77
Petty Cash	\$ 192.00
BB&T Op	\$ 105,545.88
Clubhouse	\$ 3,674.51
Reserve	\$ 275,559.45
Cadence CD Op:	\$ 51,993.02
Cadence CD Res:	\$ 35,118.39
Op Total:	\$ 161,405.41
Res. Total	\$ 310,677.84
GRAND TOTAL	\$ 472,083.25

Report read by Jean. You can see that again we are in the red. We pay property taxes twice a year (\$5,900), flooring for Unit #110 (\$1,200), Attorney coming here on 12/3 (\$1,000). Also water bills have gone up, booking the library, mailings from Ameri-tech – we pay for that.

New bank name is TRUIST

Cadence CDs (2) only give interest quarterly and is included in this report.

Any monies generated in the park belongs to the park as we have (1) tax ID #. No one can operate a business in the park. Treasurer of the board is responsible for all monies in this park. I am honest and above board. We need to have all records in 1 location, including receipts.

There will be a meeting of anyone who generates monies either February 3 or February 10 after coffee. This includes 50/50, coffee, bingo, etc.

Also if anyone is interested in being the Treasurer next year, I will be glad to "groom" you. I've had to learn this job myself and would be glad to help anyone else.

Motion to accept Treasurer's Report by Felecia, 2nd by Gini – unanimous

Director's Report

Debbie read approved modification requests for Unit #35, 37, 38, 39, 64, 72.

Motion to accept Director's Report by Gini, 2nd by Jean - unanimous

President's Report

Lights: Some residents say the new street lights are too bright, but they look very nice. Also, Duke Energy will be changing electric meters starting January 23.

Elections: The books will be reviewed to be certain all late fees have been paid before the end of the month to be able to vote. 4 people: Debbie Mailman, Larry Lloyd, Roy Milley, and Peter Churchill are running for 3 open board seats. Glad to see people getting involved.

Cigarette Butts: If you see anyone tossing cigarette butts on the ground, ask them to pick them up!

NASCAR Bingo: The board did not shut down NASCAR Bingo. Jean asked for receipts for record keeping. Ken chose not to give that information and shut it down. We have to be accountable for all monies coming in and out of the park. Question was asked why this is needed? Do you want winners names? Per Mike, no we do not need names, we need a record of what money was won on what date. This includes 50/50, NASCAR, coffee, bingo. Everyone involved should come to the meeting with Jean.

Motion to accept the President's Report by Felecia , 2nd by Jean - unanimous

Manager's Report

Jim Mateka is unavailable today and asked that his report be waived. He will present his report at the next BOD meeting.

Old Business

None

New Business

Unit #108: It took 6 months to get possession and has cost approximately \$7,000 in legal fees to this point. Bids are being accepted – starting bid \$19,000. Bids will be opened February 11 at the Clubhouse. Winning bid will have to pass background check. If we don't get any bids do we want to rehab this unit? There is termites and water damage – it's a "gut job". Question was asked if there is a clear title? Mike will double-check that there is no lien.

Approval of new shareholders Jack & Lyn McCoy Unit #15A. Question was asked why share was issued on 1/16/2020 but it is dated 11/25/2019? Per Felecia, share is dated per Occupancy Agreement.

Approval of new tenants Lester Marsh (renting Unit #116) and William Baker (renting Unit #110) Question was asked if these people are renters or shareholders? Renters.

Motion to approve by Gini, 2nd by Felecia - unanimous

Ratify Modification requests for lots #35, 37, 38, 39, 64, 72

Motion to ratify modifications by Gini, 2nd by Debbie – unanimous

Move Shuffleboard: Possibly move shuffleboard to access road by the laundry. This requires work, needs leveling. Statement made that the shuffleboard is in a dangerous area. This has been talked about and keeps being put on hold. We have the money, we need to spend it.

Suggestion that we try to take Units 74 & 75 and merge them into common area belonging to the park for use as all game area. Complication is that we would have to shut down our business and start a new business with 2 less shares. This could be lengthy and expensive.

Storm Drains: Flooding at certain homes during rain. Water is coming from Midway. We need 6 volunteers to help dig out ditch on Center. Talked with the board at Midway regarding flooding on Southern drive and they are in agreement and will try to get volunteers from both parks. Possibly put blocks on homes on Southern to block Midway's water flooding us out. The drain pipe is too small. In the past the Midway board wouldn't come up with the money to put in new pipe. Cement would be very expensive. Drain problem has been going on a long time. Storm Drain funds should be available.

Statement made we need electric and cable lines marked before digging. Suggestion was made to call "811" to inquire about marking lines.

Doggie DNA: People are walking their dogs and not picking up after them. If this problem continues we have to use DNA at the cost of the dog owner. Dog owners present state they are all picking up after their dogs. There are other dogs in the park, have they been registered? Some dogs are in the park without a leash. Mike suggests we give 1 month for everyone to get in line, otherwise, all dogs in the park may be tested. Question was asked who is paying for the DNA test? The dog owner must pay for the DNA and get a \$50 fine.

Open Discussion

Donna Drury Unit #8 asked when the contract with Ameri-tech is over? Why isn't Jim doing the walk-thrus? Per Mike we have 2 more years on the contract. When is the sewage problem going to be taken care of? Per Mike pipes have been cleared and we added extra clean outs. To replace the whole line (sub-sewer) on Northern drive the park is responsible for lines to the main and owners are responsible for the cost of the lines to their homes. If we have to cut thru driveways, car ports, sun rooms – who is responsible to pay the costs?

A lot of people have keys to the shed/storage room behind the office. Shouldn't the locks be changed? Per Mike, yes we should do that and keep a list of people keys are issued to.

People in this park are feeding the stray cats and that's why they stay here. Cats are coming into our park from the park next door. If you feel the cats are bothering you, get the safe trap from the garage and be responsible for your catch.

Previously there was a moratorium on concrete. You can not put concrete over any lines (water, sewer, electric). Main line in park was running under homes, we did not tear up under homes to add new lines. We need more lift stations.

Some lines were replaced. There should be a schematic in the office. This park was built in sections. When sections were added new lines were put in. Problems are usually where there is no "main" that connects to all. Suggestion to call "811" as they should be able to show sewer lines. 2005 – 2006 the park voted to have infrastructure improved. The "Presidents" spent the money on something else. Will you explore a new system instead of patching?

Question asked why can't we change the 2/3s rule to a 51% approval to make changes?

Question asked can we look into surveillance cameras/system for the park? See who is coming into the park?

Adjournment

Motion to Adjourn by Felecia, 2nd by Debbie – unanimous

Meeting adjourned at 11:27 am

Respectfully submitted by


Gini Ellis, Secretary