

Community	Five Oaks 4100 HOA Meeting	Date	9/24/2020
Meeting Title	Board Meeting	Time	6:30 pm
Location	FORA Clubhouse, 5109 Pine Cone Drive	Secretary	Nick Toptine

	Topic	Notes
1	Review March 2020 Minutes	
2	Treasurer's Report: Review current status of budget	Operating: \$12,364.43 Reserve: \$ 99,312.85
	BUSINESS	
3	Removal of #40 Court Fees	
4	Community Projects	
	Parking Project (Areas 1 & 2)	<ul style="list-style-type: none"> - Trees have been removed: \$1,500.00 - Removal of Timber (Kings): \$1,550.00 - Blalock Estimate: \$8,953.00
	Lighting Project	Phase 1: Units 1-12 & 48-58 → \$16,985.00
	Deck Staining	<ul style="list-style-type: none"> - CKT Services - \$560 per deck plus \$40.00 if unit has upper balcony (no woodwork included) - Vortex – \$26,970 Pressure Wash decks @ \$75/unit Stain Decks w/ Solid Stain @ \$315 Repair all rotten decks/steps/railing up to \$75. Further repairs would need authorization

5	Review Flood Insurance	
6	Repair & Maintenance	
	4100 Five Oaks Dr. #10 – Deck Repair	Estimate: - CTI Property Services: \$4,960.00 (Deck Repairs) \$1,350.00 (Additional)
	4100 Five Oaks Dr. #20 – Deck Repair	Found that many areas are rotten and causing a leak. We installed plywood over the severely rotten deck boards to prevent a safety hazard until permanent repairs could be completed. We recommend that the deck boards and top handrail be replaced, and flashing be installed over the joists where the balcony meets the house. Estimate: CTI Property Services \$ Estimate: - \$1,000.00 - \$1,400.00 (plus tax)
6	Architectural Request	
	Review of architectural review process.	
	4100 Five Oaks Dr. #23 – Back Porch Enclosure	A permit is not necessary being that the wall is in all purposes only functional as to close in the rear deck and does not support the roof load in any way.
7	Adjournment	

No	Action Item(s)	Member/Manager	Target Date
1.	Parking plan?		