

**Oak Haven**  
**Board of Directors' Meeting**  
1951 Royal Fern Drive; Wellington, FL 33414

**February 28th, 2019**  
**Meeting Minutes**

Board Members Present:

Neil Tucci, P  
David Bartolucci, VP  
John Ballas, S/T

The meeting was called to order by Neil at 7:01pm.

Previous Minutes – A motion was made by Neil, seconded by David and unanimously approved to accept the previous meeting minutes as presented by Soleil.

Financials – The Board reviewed the financials for the month of January. There are 3 residents currently past due on their payment. All will receive late notices. David made a motion to approve the financials, seconded by Neil, and unanimously approved by the Board.

OLD BUSINESS

Email Blasts –

The Board discussed sending an email blast out to the residents with community information. Several points of interest were discussed.

NEW BUSINESS

Community Landscape Replacements –

The Board discussed a landscape plan for the perimeter of the community. They will meet with the landscaper to get a size and count of plants to be installed.

Community Event -

The Board is planning an Egg Hunt for the community in April. A motion was made by John, seconded by David and unanimously approved for the HOA to contribute \$500 to the funding of this event.

Annual Financial Review

Proposals were reviewed by the Board to have the annual financial review completed. A motion was made by David, seconded by Neil and unanimously approved for Swinarski and Associates to conduct the review.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Neil, seconded by David and the meeting adjourned at 7:45pm.

**Oak Haven**  
**Board of Directors' Meeting**  
1951 Royal Fern Drive; Wellington, FL 33414

**May 23rd, 2019**  
**Meeting Minutes**

Board Members Present:

Neil Tucci, P  
David Bartolucci, VP

The meeting was called to order by Neil at 7:25pm.

Previous Minutes – A motion was made by Neil, seconded by David and unanimously approved to accept the previous meeting minutes as presented by Soleil.

Financials – The Board reviewed the financials for the month of April. David made a motion to approve the financials, seconded by Neil, and unanimously approved by the Board.

OLD BUSINESS

Oak Tree Trimming –

The Board discussed obtaining additional quotes for the south side only oak tree trimming. A vote will be taken at the next meeting.

Removal of Royal Poincianas –

The Board discussed removing three additional trees on the north side of the community and replacing them with crape myrtles. A motion was made by Neil, seconded by David and unanimously approved to move forward with this project.

Perimeter Re-planting Project –

The Board discussed obtaining a 3<sup>rd</sup> bid for this project. A vote will be taken at the next board meeting.

NEW BUSINESS

Community Garage Sale –

The Board discussed having a community garage sale in September. An ad will be placed in the Palm Beach Post 2 days prior to the sale. An email blast will be sent to the residents 1 month in advance of the sale so all residents can prepare their items. The gate will remain OPEN during this sale.

Playground to Half Court –

The Board discussed obtaining bids to add a half court to the playground on the east end of the community. A vote of the residents would be needed to approve this change. The Board will review bids at the next meeting and discuss whether to move forward.

Shade Sail –

The Board discussed obtaining a bid to install a shade sail over the playground on the west end of the community. Management will work on obtaining bids.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Neil, seconded by David and the meeting adjourned at 7:45pm.

**Oak Haven**  
**Board of Directors' Meeting**  
1951 Royal Fern Drive; Wellington, FL 33414

**August 28th, 2019**  
**Meeting Minutes**

Board Members Present:

Neil Tucci, P

David Bartolucci, VP

The meeting was called to order by Neil at 7:01pm.

Previous Minutes – A motion was made by Neil, seconded by David and unanimously approved to accept the previous meeting minutes as presented by Soleil.

Financials – The Board reviewed the financials for the month of July. David made a motion to approve the financials, seconded by Neil, and unanimously approved by the Board.

Violations – Management conducted an inspection for homes in violation. Notices were sent to owners in violation.

OLD BUSINESS

Garage Sale –

A motion was made by David, seconded by Neil and unanimously approved to only allow community garage sales going forward. Two garage sales will be held per year. One in the spring and one in the fall. An ad will be placed in the PB Post before the sale and the gates will remain open during the sale. The next garage sale will be on Sept 28<sup>th</sup> from 9am-1pm.

Half Court –

The Board discussed adding a half court to the area near the east playground. Initial estimates were higher than the board was anticipating. Management will send out a community poll to see how many residents are interested in a half court versus a shade sail for the west playground.

Oak Tree Trimming –

Additional bids were obtained for the south side hardwood tree trimming. A motion was made by Neil, seconded by David and unanimously approved for Masterpiece to proceed with trimming the trees in October.

Perimeter Re-planting Project –

The Board reviewed all bids obtained for the re-planting project. A motion was made by Neil, seconded by David and unanimously approved for Masterpiece to proceed with this project.

NEW BUSINESS

ARB Process and Rules –

The Board discussed the process for obtaining ARB approval before proceeding with any exterior modifications to your home. A blast email will be sent to the residents addressing that process as well as the parking rules for the community.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Neil, seconded by David and the meeting adjourned at 8:15pm.

**Oak Haven**  
**Board of Directors' Meeting**  
1951 Royal Fern Drive; Wellington, FL 33414

**November 21st, 2019**  
**Meeting Minutes**

Board Members Present:

Neil Tucci, P  
John Ballas, Secretary

The meeting was called to order by Neil at 7:01pm.

Previous Minutes – A motion was made by Neil, seconded by John and unanimously approved to accept the previous meeting minutes as presented by Soleil.

Financials – The Board reviewed the financials for the month of October. John made a motion to approve the financials, seconded by Neil, and unanimously approved by the Board.

**OLD BUSINESS**

2019 Completed Projects –

Neil Tucci gave an overview of the projects completed for this year and the projects planned for 2020.

Fountain LED Lights –

The Board reviewed bids to convert the fountain lights to LEDs. A motion was made by John, seconded by Neil and unanimously approved for Superior Waterways to complete this work.

Shade Sail vs Basketball Court –

The Board will continue to research and obtain additional information on these 2 projects. Once more information, including pricing, is available the poll will be resent to the owners.

Wrong Way (Exiting Community) –

The Board has seen an improvement in wrong way driving since the delineator posts were installed. There is one repeat offender that will receive a violation notice from Management.

Landscaper Response Time –

The Board and Management have been experiencing a delay in response time to landscape concerns with Masterpiece Landscaping. Neil will speak with Mario about this and closing out work orders in a timely manner.

**Oak Haven**  
**Property Owner's Association, Inc.**  
**Board of Directors' Meeting**  
1951 Royal Fern Drive; Wellington, FL 33414

**NEW BUSINESS**

2020 Budget –

The Board reviewed the Proposed Budget as prepared by Neil Tucci. A motion was made by John, seconded by Neil and unanimously approved to accept the 2020 Budget as presented with an increase to \$615 per quarter.

Elections –

A quorum of 26 residents in person or by proxy was not obtained. Notices will be sent out with a new election date in January.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Neil, seconded by John and the meeting adjourned at 8:10pm.

**Oak Haven**  
**Board of Directors' Meeting**  
1951 Royal Fern Drive; Wellington, FL 33414

**January 30th, 2020**  
**Meeting Minutes**

Board Members Present:

Neil Tucci, P  
David Bartolucci, VP  
John Ballas, Secretary

The meeting was called to order by Neil at 7:07pm.

Previous Minutes – A motion was made by Neil, seconded by David and unanimously approved to accept the previous meeting minutes as presented by Soleil.

Financials – The Board reviewed the financials for the month of December. The Board would like to review the Aged Receivables report for any delinquent owners. John made a motion to approve the financials, seconded by Neil, and unanimously approved by the Board.

**OLD BUSINESS**

2020 Election –

A quorum was obtained for the election with 47 present by proxy and 15 present in person. Candidates gave speeches, nominations were taken from the floor and then ballots were collected. By majority vote, David Bartolucci was elected to serve a 2 year term on the Board of Directors.

Management Inspections–

The Board discussed having Soleil Management conduct a community inspection on the 15<sup>th</sup> of each month. Violations notice will be sent out following each inspection.

Shade Sail vs Basketball Court –

The Board will continue to research and obtain additional information on these 2 projects. Once more information, including pricing, is available the poll will be resent to the owners.

Landscape Maintenance –

The Board discussed issues with the landscaper. They would like to see a schedule of services going forward on the 1<sup>st</sup> of each month. They would like to see work orders being completed in a timely fashion. Management will reach out to the vendor to address these concerns.

**NEW BUSINESS**

Community Social Page –

The Board discussed better monitoring of the OH social page on Facebook. They would like to see the page moderator eliminate the negative comments and keep the page positive for the neighbors of OH to help each other and offer advice.

**Oak Haven**  
**Property Owner's Association, Inc.**  
**Board of Directors' Meeting**  
1951 Royal Fern Drive; Wellington, FL 33414

*Common Area Pressure Cleaning –*

The Board has approved the common area pressure cleaning to be completed by TLC. The vendor will work on scheduling the cleaning to take place in the spring.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Neil, seconded by John and the meeting adjourned at 8:25pm.

**Oak Haven**  
**Board of Directors' Meeting**  
Via Zoom

**July 7th, 2020**  
**Meeting Minutes**

**Board Members Present:**

Neil Tucci, P  
David Bartolucci, VP

The meeting was called to order by Neil at 7:13pm.

*Previous Minutes* – A motion was made by Neil, seconded by David and unanimously approved to accept the previous meeting minutes as presented by Soleil.

*Financials* – The Board reviewed the financials for the month of June. The Board would like to start preparing the 2021 Proposed Budget. Management will work with Neil to get him the reports he needs. David made a motion to approve the financials, seconded by Neil, and unanimously approved by the Board.

**OLD BUSINESS**

*Landscape Maintenance* –

The Board discussed obtaining additional bids for landscape maintenance. They further discussed separating the fertilization from the Masterpiece Landscaping contract. Neil will work on fertilization bids.

*Painting Sign and Bridge* –

Management is waiting on a revised bid from TLC Pressure Cleaning and Painting. Once the revised bid is received it will be forwarded to the Board for review and vote.

*Pruning Trees (North Side)* –

The Board discussed having the oak trees on the north side of Wrangler Dr trimmed. Neil made a motion, seconded by David and unanimously approved for Masterpiece to proceed with trimming the north side trees.

**NEW BUSINESS**

*Community Garage Sale* –

The Board discussed holding a community garage sale on Saturday, September 26<sup>th</sup> from 8am-1pm. An ad will be placed in the Palm Beach Post and gates will remain open during the sale.

*Annual Elections* –

The Board discussed the Annual Elections being held this year via Zoom due to the pandemic. A notice will be sent to all owners in October with more information.



**Oak Haven**  
**Property Owner's Association, Inc.**  
**Board of Directors' Meeting**  
1951 Royal Fern Drive; Wellington, FL 33414

Landscape Issues (Tree Roots) –

The Board discussing an ongoing issue with the roots of the oak trees causing sidewalks to lift and break. The Board may discuss cutting the roots back and installing root barriers as a project in 2021.

Gate Controllers –

The Board discussed replacing the gate operators. Expected cost of replacement would be \$1745 each. The Board will review the budget first before voting to proceed with this project.

**Open Forum:**

A couple residents addressed the Board with questions/concerns.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Neil, seconded by John and the meeting adjourned at 7:57pm.