



ANNUAL MEETING REPORT

Roy Siciliano, President, called the 2012 Annual meeting of the Oakbrook Condominium Association to order at 7:00 p.m. on October 30th. He introduced Board Members, Jean Gagalis, Laurie Bilich, Michelle Braun, and Downs Herold and Chris Fortier, Property Manager from PASCO Property Management. He thanked the Board for their work this past year. The 28 people attending and proxies submitted by co-owners unable to attend represented more than the 35% required for a quorum. Roy started the meeting with approval of the minutes from the 2011 Annual Meeting and then proceeded to request nominations from the floor for the three vacant positions on the Board of Directors. There were no nominations from the floor. A motion was made, supported and passed that the three candidates, Jean Gagalis, Laurie Bilich, and Jeff Nicholls be elected by acclamation. Roy thanked Michelle for her service and welcomed Jeff to the Board. Roy reviewed the past year reporting that it appears that the work on the storm drains running behind buildings # 5 and 6 have been opened and modified so that Lake Oakbrook will no longer form following a heavy rain. The painting cycle has been started and 2 buildings will be painted for the next 5 years. Decks are being cleaned and stained when buildings are painted. Other decks have been repaired as needed and extensive cement replacement and repair was completed. A new pump was installed at the Pool, and locks rekeyed. Solar heating for the pool has been approved by the Condos. The Villa Board has been slow in approving the same. Condo residents were encouraged to urge

NEWSLETTER

Food Drive Scheduled

Saturday Nov. 3

Non-Perishable food will be collected
at the Clubhouse 10:00 AM- 2:00PM

Villa owners to let their Board know of their desire for the solar heat. Chris Fortier distributed copies of corrected portions of the Bylaws. These correct the mistaken labeling of some units in Building #11 that was discovered in the the past year.

Landscape and Grounds Report

Jean Gagalis reported that following a meeting with some co-owners in building #1 A&H Lawncare and Landscaping has prepared a multi-year plan for upgrading the plantings on the Oakbrook birm, with the removal and replacement of dead and diseased trees. She reported that pending Board approval, this work will start in the spring and a meeting with interested co-owners will be held. Co-owners were encouraged to take part in this discussion and any offers to assist with payment for some of this work would be welcome. Our fertilizing contractor is monitoring dead lawn areas and will apply treatments to eliminate grubs if needed. Jean reported that the contractor used child and pet safe lawn chemicals while answering a co-owner's question. She also reported that sprinkler improvements will be made by building #11 and repairs and upgrades made throughout the community. Tree pruning will done early in 2013.

Treasurer's Report

Downs Herold shared financial reports projecting that the year would end with around \$14,000 in the Operating account and \$92,000 in the Reserve Account. He noted that the Finance

Committee was still collecting estimates of 2013-15 expenses but at this time it appears that there will not be a need for any increase in regular or special assessments for 2013. Road replacement is the major future expense from the reserve funds.

Social Committee Report

Laurie Bilich reported that the Committee coordinated two successful events during the year and was also responsible for setting up the refreshments served during the Annual Meeting. She reported that co-owners Jay and Sue Wiard had graciously provided the fresh cider and donuts. Game nights are continuing at the club house on the third Wednesday of each month from 7-10 and all residents are encouraged to attend.

Civic Night

Laurie Bilich reported that a co-owner suggested that a meeting be called where owners could attend and meet and discuss local issues with Ann Arbor's Mayor and our City Council Rep. She asked for a show of hands of people who would be interested in attending such a meeting and the response was positive. She will check with the Villa's Association to invite them to also participate and check on how and when such a meeting can be scheduled. Watch your mail boxes for the date and time.

Seasonal Maintenance

Now is the time of year to make sure that outside areas are prepared for winter. Hoses should be removed from **outdoor faucets** and indoor shut valves to those faucets turned off. If you pull and reverse the fuse in your outdoor air conditioner box you save any electric current that is used to keep the compressor on standby. Reversing the fuse in the spring your **AC** will be ready to go when needed. Now is also a good time to spray your **garage door** hinges, springs, and chain with WD40. The cold temperature also will encourage little **critters** such as mice to find warmer areas so be alert for any signs of their presence. Mouse traps are inexpensive. This is also a good time to hook a hose to the bottom of your **hot water heater** and flush out sediments that accumulate there. If your **sump pump** is near the hot water tank, you can dump the water from your tank there which will also serve as a test to determine if your sump is operating correctly. Check your **bathroom mirrors**. A co-owner reports her's falling as the glue dried out and there were no supporting clips present.

Craft Sale

Mark your calendar for Friday, November 30th and Saturday, December 1st

The following crafts will be on display for sale from 10:00AM to 5:00PM each day at the Oakbrook Club House : Fused Glass, Polymer Clay Jewelry, Hand Knit Hats and Baby Items, Nature Photo's, Aprons and Textiles, Hand Made Cards and Paintings, and Hand Quilted Items.

Stop by, Admission is free

Crime Alert

One of the Villas reported a break-in in September. We're all reminded to watch for and report any suspicious activity.

PASCO PROPERTY MANAGEMENT, INC

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