

# Oakwind HOA

## Minutes of Meeting

Meeting Number: 2017-08-15



<b>Purpose of Meeting:</b>	BOD		
<b>Date:</b>	2017-08-15	<b>Start Time:</b>	19:03
		<b>End Time:</b>	20:00

<b>Attendees:</b>	<b>Manuel Rosas</b> <b>Becky Thurlo</b> <b>Diane Bailey</b> <b>Frank Berns</b>
<b>Prepared by:</b>	Becky Thurlo
<b>Agenda:</b>	<ul style="list-style-type: none"> <li>• <b>Mr. Frank Berns</b></li> <li>• <b>HOA Lawyer</b></li> </ul>

<p><b>1. Officers</b></p> <p>a. Discussed the reason that the HOA had to remove the 1<sup>st</sup> pavilion contractor. One of the main reason is that the Green Play Parks misrepresented himself as a commercial builder and that all permits with the county can be obtained.</p> <p>As discussed in the last minutes, the BOD contacted the HOA lawyer to obtained a draft non-disclosure agreement, The Oakwind HOA lawyer then questioned the need for this and who suggested it, He was told that Mr. Berns hired a personal lawyer (Mr. Homer) to work on a due diligence on the original contractor for the pavilion and he was at the BOD meeting on 8/1/17, and it was him who brought the idea to the table during the meeting.</p> <p>As stated in the last minutes, Mr. Homer did not reveal to the board that he was no longer an Oakwind home owner until almost the end of the meeting even when the BOD explained at the beginning of the meeting that all HOA and Board meetings can only be attended by home owners and not third or outside parties. It was thru the lawyer's questioning that it was revealed that Mr. Homer attended the BOD meeting misrepresenting himself as a home owner.</p> <p>At this time, we explained that It was recommended by the HOA lawyer that Mr. Berns should not be accepted as an officer at this time. The BOD cannot go against the HOA lawyer's suggestion. Mr. Berns understood completely and he said that it was the right decision since it is hard to go against the lawyers recommendations, as he works very close with law firms on his job.</p>		
<p><b>2. HOA Lawyer</b></p> <p>a. Stated that a non-disclosure agreement is not necessary for residents. Soon a portal will be put in place, this will allow all home owners to review all financials/documents. This excludes attorney/client privilege documents. Each home owner will obtain their own userid/password.</p> <p>b. It is expected to have the Pavilion Certificate of Occupancy by the end of the month, once this document is obtained, FCS will provide the report for all items in noncompliance to the HOA law firm to proceed with the law suit against Green Play Parks.</p>		
Meeting adjourn at 8:00 pm		
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