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**SEVEN OAKS PROPERTY OWNER'S ASSOCIATION, INC.**

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**Minutes from the  
BOARD OF DIRECTORS MEETING**

**September 15<sup>th</sup>, 2022**

**Seven Oaks Property Owner's Association, Inc., Club at Seven Oaks, Wesley Chapel, FL**

**Roll Call**

**Present:**

**Gary Lemberg- President**

**Mark McBride- Vice President**

**Richard Fink- Secretary**

**Jack Christensen- Treasurer**

**Richard Buffinton- Director**

**Marie Joles- Director**

**Ayan Diop- Director**

**Representing Associa:**

Amy Herrick, Community Association Manager

- I. Meeting and Call to Order at 6:31 PM. Quorum was met.**
- II. Adoption of Agenda: Richard Buffinton motioned to approve agenda, seconded by Richard Fink with all in favor, agenda was accepted.**
- III. Approval of August Meeting Minutes:**
  - **Marie Joles motioned to approve the minutes from August ,2022 seconded by Richard Fink with all in favor, motion carries.**
- IV. New Business:**
  - **22-23 Budget: Richard Fink motioned to approve the 22-23 Budget as presented. The motion was seconded by Jack Christensen with all in favor. The motion carries and the budget is adopted.**
  - **Approval of color scheme: Marie Joles voted to approve a new color scheme; it will be color scheme 52 in the book of approved colors. The motion was seconded by Richard Fink with all in favor. The motion carries.**
  - **Gutter Painting- Richard Buffinton motioned to allow homeowners to paint their gutters to match the body of the house, the trim or soffit/fascia. The motion was seconded by Ayan Diop with all in favor.**
  - **The board discussed possibly allowing black aluminum fencing, this was tabled to allow time to get more information.**
  - **Enforcement Policy: Mark McBride motioned to approve the enforcement policy as presented. The motion was seconded by Richard Fink with all in favor. The motion carries.**
  - **Screened Enclosure Roofing Options: Marie Joles motioned to allow screened enclosures to include a composite roof as well as pitched aluminum composite.**

Motion to Adjourn Meeting

By: Gary Lemberg      2<sup>nd</sup>: Marie Joles      Vote:       All      

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Meeting Adjourned at: 7:57 PM

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

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