



Board of Directors Meeting Minutes
October 30th, 2025, 6:30 pm Seven Oaks Clubhouse

Roll Call

Present:

President- Gary Lemberg
Vice President- Mark McBride
Treasurer- Jon Tomsu
Secretary- Marie Joles
Director- Allen Luo
Director- Jack Christensen
Director-Kimberly Bruce

- I. Meeting and Call to Order at 6:32 PM. Quorum was met.**
 - II. Adoption of Agenda: Mark McBride motioned to approved agenda, seconded by Allen Luo with all in favor, agenda was accepted.**
 - III. Approval of August Meeting Minutes: Marie motioned to approve previous meeting minutes: Discussion – Prior meeting minutes may have been incorrect or require amendment: Mark motioned to approve meeting minutes with July Amendment; John seconded the motion passed unanimously.**
 - IV. Public Comment:**
 - **Gate Decorations – Owner requested information pursuant to Rules & Regulation pertaining to gate decorating. Holidays referenced included Halloween, Thanksgiving, Christmas, St. Patrick’s Day, Valentines Day, Easter, 4th of July, & Labor Day (note – all holidays may be relevant to the discussion). Discussion – CDD & Association gate maintenance responsibility & enforcement charter referenced. The CDD maintains and governs monuments. The referenced Halloween decorations are on the monument. Concerns presented historically have referenced; lights are not allowed, potential for structural damage, safety, & precedent.**
 - **Design Review & Architectural Control – Owner inquired regarding Design Review Application and Pergola Installation. The formal review is pending.**
 - V. New Business**
 - **Gate Call Box / Networking – Vendor presented gate technology call box update to the Board. Topics of discussion included:**
 - a). System is an internet cloud-based controller
 - b). Application includes guest passes, codes, with camera integration; networking reviewed
 - c). Price Point Discussion
 - d). Existing pedestals can be used
 - e). Cell service process discussed
 - f). Saving Negotiations for changing systems for all gates
 - e). Storage capacity
 - f). Warranty provisions reviewed
-

g). Gate Contract – would be transferred in agreement, quarterly inspection, maintenance T&M

VI. DRC

- **3434 Loggerhead Way – Variable materials; combination of aluminum and vinyl Discussion – Design Committee reserves charter to review, deny, or approve requests. Formal approval pending.**
- **4502 Vermillion Sky Drive – Rear Privacy Fence – Discussion – landscape barrier, 4 ft vs 6 ft, privacy & precedent referenced; Rules & Regulations Review & Design Review Guidelines discussed.**

VII Finance – Discussion CD renewal. Rates & renewal terms were reviewed. Decision deferred pending Meeting with Financial Adviser ahead of 20 November Meeting.

VIII. Management – Topics discussed included:

- **Management Updates and schedules for progress**
- **Timeline for manager hire**
- **Training**
- **Townsquare**
- **Open gates 20 & 24 December**

Motion to Adjourn Meeting

By: Allen Luo 2nd: Marie Vote: All

Meeting Adjourned at: 7:42 pm

Approved by: _____ Date: _____