

Oak Lake Park 1 Condominium Association, Inc

1960 Union Street , Clearwater, FL 33763



Oak Lake Park I May 12, 2026 Board Meeting Minutes

Call meeting to order at 5:30 PM

Confirmation of Quorum. All board members present

Meeting Minutes. Approval of the May 12, 2026 Board of Directors Meeting Minutes.

Old Business

- a. **Gutter cleaning.** gutters have been cleaned at units 1, 2, 3 and 4. As we were not happy with the contractor, we chose to seek additional bids to clean the roof gutters on the remaining 11 buildings. Building 20/21 and 25/26 are missing a gutter on one side. the quote will include adding these gutters. Future bids will not include cleaning gutters at balconies or lanais as that is an owner expense. The cost to clean the balcony/lanai gutters at units 1-4 has been charged back to the respective owner.
- b. **Landscaping/Trees.** Landscapers will be installing a crepe myrtle tree in front of units 25/26, where the oak tree was removed.

2. New Business

- a. **Management Company.** The board attempted to change management companies but found that the current contract with Ameritech has not yet expired. Discussion was had with upper management at Ameritech and a new manager was assigned. Ronnie Dunner is the newly assigned manager. Laura Cullen, Board president did a site visit to bring him up to speed on all we have going on.
- b. **Wind Mitigation Report.** The association contracted with Felton Property Assessment Specialists (FPAT) to obtain a wind mitigation report for all 13 buildings. Once completed, the owners can obtain a copy of the report for their building. The report should be sent to your insurance company to see if you qualify for any further discounts. Once the reports are completed for all 13 buildings, there may be discounts for the Association's insurance policy.
- c. **Exterminating Contract Wasps.** The contract with Nature Zone has been cancelled. Laura motioned to approve the contract with Hughes Exterminating for quarterly service in the amount of \$300 a month. Kari seconds. All in favor.
- d. **Pool - lock, cleaning net, umbrellas.**
 - i. The insurance company is requiring a child safety lock to be installed at one of the gates at the pool. We are obtaining quotes for that.
 - ii. The toilet in the bathroom needs to be replaced.
 - iii. New umbrellas will be purchased for the pool. It was also discussed that we need to replace the pool lounge chairs.
 - iv. The electrical box for the pool equipment is extremely rusty and needs to be replaced.

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- e. **Gully at unit #19.** The board discused options to improve the area where rocks were laid to replace the sod. Due to the area being washed out, the rocks are the best option. More can be added to improve the asethics.
- 3. Adjournment. The meeting was adjourned at 6:24 pm