

Ransom Oaks Community Corporation Meeting Minutes

October 4, 2021

ROCC Annual Members Meeting held at 6:30pm at the Glen Oaks Golf Course banquet facility.

Directors and Staff (P=Present; A=Absent; L=Late; E=Early Departure)

Chris Bogdan	P	Jenifer Rehac	P	Logiq MGMT Team	P
Bill Klein	A	Chris Kausner	P	Yolanda Minichello	P
Jennifer Stewart	P	Brian Carpenter	P	Michelle McCormick	P
				Peggy DeGlopper	P

19 Residents attended the meeting. 64 total ballots were cast for Board of Directors including proxy votes for the election. No quorum reached. All Board Members on the ballot were up for re-election will serve three year term.

Project Review

- Web based pool pass system implemented
- 7 new entrance signs installed
- New furniture at RO pool
- RO sand filter replaced
- GW pool motor repaired
- RO and EW fence/gate repaired
- New GW awning purchased and installed
- New EW winter cover
- Bramhill Sport Court completed
- Dead tree remediation in various areas throughout community

Finances

Income YTD \$432532.50

Expenses YTD \$368,271.54

Net Income YTD \$70,220.69 (9/28/21)

Planned Reserve Contribution \$40,000

Architectural Committee Review – Brian Carpenter

Members include Board members, residents, and a licensed Architect. The purpose of the committee is to:

- preserve harmonious design
- ensure property values remain high
- enforce by-law and restriction compliance
- create reasonable rules
- clarify vague language in ROCC governing documents
- accommodate resident matters
- review and approve exterior modifications as submitted

Town Rezoning Update – Christopher Bogdan

The ROCC BOD engaged their attorney to advise and represent the Association regarding a proposed development planned for an area on Smith and Transit Roads. The plan includes mixed use commercial and residential buildings. Most importantly and imminent was a connection to Ransom Oaks Community through Ruby Lane, currently a dead end street.

Areas of concern:

- Connection to Ruby Lane allowing for increased traffic through the neighborhood
- Traffic increase on Smith and Transit Roads.
- Drainage and flooding implications and runoff into Black Creek.
- Zoning CTTR-5, 5 story buildings developed in backyards of RO properties.

Engaged Attorney May-September 2021

Town Board meetings May-September 2021

Zoning requested tabled

September – the developer eliminated the proposed connection to Ruby Lane.

Recreation Activity Review – Jennifer Stewart

- Memorial Day Weekend opening and hot dog lunch
- Weekly arts and crafts
- Annual bike parade
- Food trucks
- Live music
- Movie nights
- Annual tie dye
- Bramhill Basketball competition
- Upcoming Fall craft
- Santa visit

Resident Q&A

- Some confusion over Ransom Oaks Board of Directors and Sub-Community Association Board of Directors and authority. More communication with residents and collaboration between communities could help mitigate confusion.
- One resident asked for more picnic tables outside the pool decks.
- One resident asked about updating the website.

Motion to adjourn the meeting at 7:06pm made by Jen Rehac, second by Chris Bogden, passed by all.

Board Meeting Calendar

Monday November 15th

Monday December 13th

No January Meeting