

AGENDA

Vintage Oaks Condominiums HOA Board Meeting

January 27, 2026 @ 6 pm

I. Call to Order @ _____

II. Roll Call of Officers

III. Open Forum

IV. Approval of the Minutes of the Previous Meeting

V. Presentation of Reports

- Secretary's Report
November 18, 2025 Meeting Minutes
- Treasurer's Report
Current Sterling Financial Report
Construction Reserves _____
Operating Account Balances _____
Current Delinquencies \$ _____ #of Units _____

VI. Old Business

A. Results of BEAR Consulting Visual Inspection, report dated 12/1/2025

B. Henco Plumbing repair for damage to electrical box

VII. New Business

- A. Spa sand filter - replacement needed from Pool & Spa House
- B. Haven Pool & Spa and Brett's Pool Service bids for opening and maintaining the pool
- C. Speed's Towing Contract
- D. Bids from Kings Stormwater for D-B French drain
- E. Budget for 2026 is being prepared and will be ready by February meeting
- F. Electrician for the garage
- G. Bid from Paramount for new security cameras
- H. 360 Paving Bid for new and repaired speed bumps
- I. Annual Resident & Tenant Form update

VI. Adjourn to Executive Session

- A. Review proposals
- B. Delinquencies
- C. Disciplinary hearings
- D. Personnel Issues