

II. Meeting Agenda

November 12, 2025

Oak Creek Club Homeowners Association
Board of Directors Virtual Board Meeting
Wednesday, November 12, 2025 @ 6:30 pm
Upper Marlboro MD, 20774

Board Meeting Agenda

- 6:30 pm I. Call to Order
- 6:31-6:33 II. Certification of Board Quorum
- 6:34-6:35 III. Explanation of Virtual Meeting Protocol/Agenda Order (CAMP)
- 6:36-6:41 IV. Approval of Board Meeting Minutes (**Tab A**)
1. Draft Board Meeting Minutes 8-14-25
 2. Draft Board Meeting Minutes 9-9-25
 3. Board Organizational Meeting Minutes 10-28-25
- 6:42-6:55 V. Management Report (**Tab B**)
- Action/Update
1. Gate Logic Security Quote# q13621 was completed on 10-15-25 (Bolin Terrace, Deer Run Estates).
 2. Update Street Sign incident Ashaway/Mary Bowie – Install scheduled for November 13, 2025.
 3. Cellgate Signal Improvements – Scheduled for 11-7-25.
 4. Fitness Equipment Update – Pending December 2025.
 5. Holiday Party Cancellation for FY2025.
 6. Holiday Management Schedule.
 7. New Gate Signs Installed at Entrance on 11-3-25.
 8. Estimated FY2025 year-end projections.
 9. CAMP Management Agreement Renewal.
 10. Landscaping RFP status update.
 11. Locust Hill Update – Meeting on 12-4-25
- 6:56-6:58 VI. Covenants Report (**Tab C**)
- 6:59-7:24 VII. Committee Reports and Meeting Minutes (**Tab D**)
- 7:25-7:35 VIII. Old Business (**Tab E**)
1. Winterization proposal by Premier Pool Management, Inc.
 2. Pool Furniture
 3. Little Library Donation

7:36-8:10 IX. New Business (**Tab F**)

1. Insurance Proposal Renewal.
2. McFall and Berry Landscaping Estimates
3. Revised Proposal for 2025 Holiday Lighting & Décor (Homestead Gardens).
4. Shrink Wrapping Proposals for Pool Furniture.
5. 2026 Reserve Study.
6. JC Building Maintenance Services, Inc. Renewal.
7. Budget and Finance Committee MEMO – 2026 Budget Recommendation and Recommendation to Reinvest an Expiring CD.
8. 2026 Draft Budget Discussion.

8:11-8:31 X. Resident Forum (**20mins**)

8:32 pm XI. Adjourn
Next **Board** Meeting: 12-8-25

8:33 pm I. Executive/Closed Session – **Board Only (Tab G)**

Action/Update