



**Silver Oaks Phase II
Owner Association, Inc.**
P.O. Box 2177
Crestview FL 32536-2177

**BOARD OF DIRECTOR'S MEETING
29 Jan 2005**

In Attendance:

LeEllen Hale – President
Vacant – Vice President
Susan Sadler - Treasurer
Leigh Williamson – Secretary
Bob Welcher - Chairman, Landscape Committee
David Patriquin
Ed Rutter
Mike Taylor

Absent:

Larry Crabtree – Chairman, Pool Committee
John Joyce

President, LeEllen Hale, called the meeting to order at 8:00 am at the Harvest Life Church, Crestview. Roberts Rules of Order will be used for all general meetings. All homeowners are invited to attend month meetings.

General Business:

1. LeEllen Hale made motion to elect Ed Rutter as Vice President. Seconded by Susan Sadler. **BOD voted: 6 yea's and 0 nea's.**
2. Vacant board position. Will solicit volunteers for one month. **Item Open.**
3. LeEllen Hale nominated Scott ??? via e-mail on 5 Feb 05 as the Chairman, ARC committee. **BOD voted: -__ yea's and 0 nea's.**
4. Bob Welcher requested 2000.00 dollars for initial landscaping project. BODs approved the proposed budget. LeEllen Hale made motion to approve budget. Seconded by David Patriquin. **BOD voted: 6 yea's and 0 nea's.**
5. Mike Taylor requested a back entrance street sign. LeEllen Hale made motion. Seconded by Susan Sadler. **BOD voted: 3 yea's and 4 nea's.**
6. Ed Rutter requested 100.00 dollars for web page. Request will be yearly. Susan Sadler made motion. Seconded by LeEllen Hale. **BOD voted: 7 yea's and 0 nea's.**
7. Newsletter updates to Nicole Rutter ASAP.
8. Approve last month minutes.

New Business:

9. President Update: LeEllen Hale
 - a. Whitworth Builders has requested a setback waiver for lot 13B. LeEllen Hale will send a letter to Whitworth Builders stating the BODs will not approve setback request unless the surrounding homeowners approve it first. **Item Open.**
 - b. Four homeowners have not complied with 1st notice regarding violations of the covenants. The BODs agreed after 60 days to send 2nd notice certified to each homeowner. If violations are not corrected, legal actions will follow. **Item Open.**
 - c. **David Pope.** Back entrance sidewalk safety concerns. The sidewalk grade is very dangerous. Home is vacant. LeEllen Hale will send letter to builder. **Item Open.**
10. Pool Committee Update: Larry Crabtree (absent)
 - a. **David Pope.** Can the pool heater be turned on during the winter months? The board will review the cost verses the use of the pool during winter months. **Item Open.**
 - b. Card Reader for pool access. **Item Open.**
 - c. Toilet Tank top missing. **Item Open.**
 - d. Pool keys returned to lock box; 6 total. **Item Open.**
11. Treasure Update: Susan Sadler
 - a. 2005 HOA bills will be sent out 1 Feb 05 and due within 30 days.... interest will accrue after 30 days.

- b. BODs will decide when to enforce interest for non-payment of HOA dues. **Item Open.**
 - c. Phase I; who has paid due's for pool access. **Item Open.**
 - d. Register agent paperwork changed to Lundy and Bowers instead of BOD. **Item Open.**
12. Landscaping Committee Update: Bob Welcher
- a. See attached landscape committee report.
 - b. Concrete contractor for back entrance needed. **Item Open.**
 - c. **Ed Rutter.** Research other options for pool erosion and provide different solutions to the board. **Item Open.**
 - d. **Mike Taylor.** Research lights for back entrance. Provide BODs proposal at next meeting. **Item Open.**
13. ARC Committee Update: Scott _____
- a. **George Wallace.** Who is responsible for the common areas/ponds? Who do they belong too? Should Okaloosa county maintain these area's or Bonezzi be held accountable? **Item Open.**
 - b. **Susan Sadler.** Handicap sidewalks/ramps within Phase II. HOA is responsible for the sidewalks. The BOD will research with the county and Bonezzi to get the correct answer on who is ultimately responsible. **Item Open.**

Old Business: All items that are closed are on the action item listing.

14. LeEllen Hale made motion to close the meeting. Seconded by Mike Taylor.

Meeting was adjourned at 9:45 am.

Submitted By:

Approved By:

Leigh Williamson, Secretary

LeEllen Hale, President