



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

**BOARD OF DIRECTOR'S
Monthly Meeting
20 November 2007**

Location: Silver Oaks Phase II Swimming Pool

Board Members Present:

George Wallace - President
Paul Wichman - Vice President
La Verne Wichman, Treasurer
Jo Ellen Turner - Welcome Committee
Bob Harlow - Landscape
John Joyce - Architect Review
Libby White - Pool
Pat Brown - Secretary

George Wallace opened the meeting @ 06:35pm
-- Committee Reports

Landscaping Committee - Bob Harlow

- Work on the pool landscape continues. There is still a lot of work to do in back of the pool.
- Shrubs will be purchased and placed in the island on Havenmist down in the pond area.

Pool Committee: Libby White

- Libby brought up the idea of closing the pool as a way to reduce the cost of operation of the pool during the winter months. She also made a motion to that effect. The motion was seconded by Jo Ellen Turner and passed by unanimous vote. The motion closes the pool from the third Monday in November until the second Monday in March every year. Hours of operation of the pool pump will be for eight (8) hours a day and lights will be turned off at 10:00 PM with the exception of the two lights between the pump room and the restrooms.
- Libby also planned and hosted the annual Association picnic on the 3d of November and reported that about \$100 was returned to the Association treasury as unused.
- Libby is also planning the Christmas caroling event to be held in December. Email will be sent to everyone once the date is locked in.

Architectural Review Committee - John Joyce

- Nothing to report.

Welcome Committee - Jo Ellen Turner

- Jo Ellen made a suggestion to stop providing a potted plant to renters. A copy of the Association documents would be provided and questions about the area answered. Libby White made a motion to that effect. The motion was seconded by La Verne Wichman and passed unanimously.
- No new residents have moved in the last month.

Yard Of The Month Committee - Leigh Williamson - Not present.

Treasurer – Lavern Wichman

- The Accountant's monthly statement shows the Association has \$14,664.42 in the bank as of October 31, 2007. Checks currently outstanding which will lower that figure include \$5,360 for landscaping the Havenmist Pond, \$2,232 loan payment for pool repairs, and \$307 in attorney fees.

President:

- Discussed the new landscape contract requirements. Will provide to the current landscaper, Top Of The Line, and get his estimate. Since he does such a good job, recommend we keep him if his estimate is reasonable. The board will vote on it in the future.
- Current website has improved greatly with the election of new board members in Phase I. John White, our website guru, has made many improvements to the site.
- Phoenix Services will lower their fee for pool maintenance to \$100 plus chemicals, with the closing of the pool.
- We have found a new electrician to take Christian's place since he moved to Jacksonville. He has replaced the sensor for the lights on Paddock Circle and Havenmist Lane so that they come on and turn off at the right times. We are still trying to figure out why the lights blink. We think it is the transformers. We should have this problem fixed shortly.
- Our accountant fees have increased from \$135 per month to \$150 per month. This is still much less than the \$400+ the other company wanted for the same service each month.
- At the next meeting in January we need to consider employing our attorney's company on a yearly basis to handle our homeowner association legal problems. There is a set fee that they charge (around \$300) and they will take care of doing legal research, etc. If we need a lawyer for litigation, that will be a separate charge.
- The association will have to replace the money we took from the Havenmist Pond escrow account for the landscape work. I will talk to the county about replacing the money in phases rather than all at once.

Vice President - Paul Wichman

- Discussed the electrical work required in the pool's pump room. The current circuit breaker is a 15 Amp. The pool pump motor is 15.5 Amps. There is also no ground wire hooked up. The electrician will make these repairs when the pool closes.

- John Joyce made a motion to adjourn the meeting and Jo Ellen Turner seconded the motion, which passed.

Meeting adjourned at 7:20 PM.

Submitted by:

//s//
Pat Brown, Secretary

Approved by:

//s//
George Wallace, President