

**Silver Oaks Phase II Home Owners Association
BOARD OF DIRECTORS MEETING**

6:00 p.m., January 20, 2009
Davidson Middle School

BOARD MEMBERS

President: George Wallace
Vice President: Paul Wichman
Treasurer: La Verne Wichman
Secretary: Didi Wilkes
Pool Committee: Libby White
Welcoming Committee: Jo Ellen Turner
Architecture Review: John Joyce
Landscape Committee: Bob Harlow
Yard-of-the-Month Committee: Leigh Williamson (Absent)

PROCEEDINGS

The meeting was called to order at 6:00 p.m. by George Wallace, Board President.

COMMITTEE REPORTS

Pool Committee Report provided by Libby White, Chair:

- Libby will begin producing pool passes for Phase II after purchasing supplies. This year's passes will contain the name, address, and telephone number of the homeowner and possibly be color-coded by street.
- The board will need to allocate funds for supplies so Libby can create the 2009 pool passes.
- Since reproducing passes is labor-intensive, the replacement fee for pool passes will be \$10.00.
- The pool will open on March 28, which is the first day of spring holidays for Okaloosa County schools.
- Libby will contact the county inspector to schedule an inspection before the pool opens.

Welcoming Committee Report provided by Jo Ellen Turner, Chair:

- Al and Pam Heckenast have moved from Chicago to 6317 Havenmist Lane.

Yard-of-the-Month Committee Report

- Selections of the yard-of-the month will resume in April.

Architecture Review Committee Report provided by John Joyce, Chair:

- No requests have been submitted.

Landscape Committee Report provided by Bob Harlow, Chair:

- There is not enough money in the budget to make improvements at the Lake Silver entrance to Phase II.
- Bob will likely be moving sometime between July and October.

TREASURER'S REPORT provided by La Verne Wichman, Treasurer:

- As of January 19, 2009, the Phase II Association's account showed a balance of \$2,749.70.
- The end-of-year statement for 2008 is not yet available from the accounting firm. La Verne will provide George with the December 31, 2008, balance when she obtains the statement.

OLD BUSINESS

Budget

- La Verne provided board members copies of the 2009 budget. Expenses for the year are estimated to be \$45,309.
- Projected income for 2009 is as follows:

Homeowners' Dues	\$42,350.00
Phase I Pool Fees	2,500.00
Pool Party Fees	<u>50.00</u>
Subtotal	\$44,900.00
Approx. carry over from 2008	<u>2,685.00</u>
TOTAL	\$47,585.00

- Homeowners who would like a copy of the 2009 budget should email or call George for an electronic copy.
- Homeowner Don Turner suggested that the Association have a long-term plan for allocating funds after the First National Bank & Trust loan is paid off next year.

NEW BUSINESS

New Accounting Firm

- Phase II's accounting firm, McDuffie Accounting, has merged with the accounting firm of Carr, Riggs, and Ingram in Niceville.
- Darlene Cooper will continue to be the Association's contact.
- Thus far, there have been no increases in costs.

Pool Procedures

- Libby pointed out that private pool parties enable homeowners to have more than four guests at the pool and moved that they continue to be available to homeowners. (Approved)
- Libby moved that the cost for private pool parties be increased from \$60 to \$75 (\$40 fee and \$35 damage deposit.). (Approved)
- Libby suggested that the fee for Phase I's use of the pool be increased from \$130 to \$140. (Tabled)
- To ensure that homeowners receive their pool passes before the pool opens, Libby suggested that a date could be set a couple of weeks before the pool opens for homeowners to pick up their passes. The pool code could be emailed to homeowners shortly before the pool opened, and a new code could be emailed the week following spring break. (Tabled)

Vandalism

- George reported that a teenager with blonde hair may be responsible for vandalism within the subdivision and that homeowners should be alert to suspicious behavior.
- George reported that there have been thefts from mailboxes, especially on Paddock Circle, and cautioned everyone to be careful with their mail.

Annual Homeowners' Dues

- Annual dues notices will be mailed to homeowners next week.
- The dues are due by March 2, 2009. There is 30-day grace period; however, homeowners who do not pay their dues by April 2, 2009, will be assessed 6% interest per annum.

Spot Lights at Phase II Entrance

- The flood light at the Lake Silver entrance is not working again. Paul will determine what the problem is.

Next Meeting

The next Board of Director's Meeting will be held at Davidson Middle School on Tuesday, February 17, 2009, at 6:00 p.m.

ADJOURNMENT

The meeting adjourned at 7:03 p.m.

Minutes respectfully submitted by Didi Wilkes, Secretary.