

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

6:00 p.m., March 17, 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

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 hand-delivered pool passes to all Phase II homeowners, except for three whose passes are on hold. Only two passes have been issued to Phase I residents so far. The new pool gate code will be emailed to pass holders on Friday, March 27.
- After the grate has been installed, the pool inspector will clear the pool to open for the 2009 season.
- Willow Edge Dust Bunnies will clean the restrooms by Friday. When the pool opens, they will clean them twice weekly.
- Volunteers are needed this Saturday for the annual workday to spruce up the landscaping around the pool in preparation for its opening March 18. Libby also needs help tomorrow to move pool chairs out of storage to around the pool.

Welcoming Committee Report provided by Jo Ellen Turner, Chair:

- No new homeowners this month.

Yard of the Month Committee provided by Leigh Williamson, Chair:

- Yard of the month selection will resume in April.

Architecture Review Committee Report provided by John Joyce, Chair:

- No requests have been submitted.

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

- As of February, 2009, the Phase II Association's account showed a balance of \$14,262.23, with escrow totaling \$260.76.
- Deposits for March have totaled \$16,945.00, so the current balance is \$31,207.23.
- Of the 121 Phase II homeowners, 98 have paid their annual dues.

OLD BUSINESS

New Landscape Contract

- At Didi's urging, George obtained bids from four local landscaping companies, including Top of the Line, which is the current landscaping company. The Board voted unanimously to accept the \$600/month bid from K & R Cuts, which offered more services for less money than Top of the Line. Thus the expenditure for landscaping services for 2009-2010 will decrease from the anticipated \$13,800 to \$7,200, with a savings of \$6,600.

Yard Sale

- The annual spring yard sale will be held Saturday, April 18. Phase I will be in charge of publicity.

NEW BUSINESS

Pool Drainage Grate

- George obtained four bids for replacing the pool drainage grate. The Board voted unanimously to accept the lowest bid, which was submitted by Aqua Pools & Spa.

Pool Repairs Required by Health Department

- The pool inspector said that the pool steps are worn and must be repaired to avoid someone's slipping while going in or out of the pool. George presented three estimates for repairing the steps at the pool from Aqua Pool and Patio Company, Bright Blue Pool, and Phoenix Services. The Board voted unanimously to accept the low bid of \$305.46, which was submitted by Phoenix Services.

Parking Lot Sign

- The Board voted 8-1 to obtain information about the cost and wording of a sign prohibiting overnight parking in the pool parking lot. George will obtain the information about the sign.

New Procedures of Operation

- George read a letter from the Board's attorney clarifying Silver Oaks Phase II's bylaws and Florida Statutes governing homeowners' associations. The letter stated that the Board may not conduct any board business via email; the Board must seek bids for major expenditures; the Board has the right to vote to strip an officer of her duties, but cannot remove her from the Board.

- A modified version of Roberts Rules of Order will be used to conduct meetings, and meeting minutes do not have to be detailed. The monthly board meeting minutes will be posted on the Phase II website, with a note indicating that they have not yet been approved by the Board.

Website

- Uploading new information on the Silver Oaks website is temporarily impossible. Phase I will resolve the problem.

Comments by Aaron Pierce

- Mr. Pierce renewed his request for more attractive landscaping at the Silver Oaks Phase II entrance.
- Libby and George detailed the previous efforts by the Board to turn the road into Phase II *into* an entrance, since it was originally established as just an exit from Silver Oaks.
- Didi volunteered to serve as chair of an ad hoc committee to determine the feasibility of planting low-cost foliage at the Phase II entrance to brighten it up, and Mr. Pierce volunteered to serve on the committee.

Next Meeting

The next Board of Director's Meeting will be held at the Silver Oaks pool on Tuesday, April 21, 2009, at 7:00 p.m.

ADJOURNMENT

The meeting adjourned at 7:29 p.m.

Minutes respectfully submitted by Didi Wilkes, Secretary.