

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

7:00 p.m., November 17, 2009

Davidson Middle School

BOARD MEMBERS

President: George Wallace (Absent)

Vice President: Paul Wichman

Treasurer: La Verne Wichman

Secretary: Didi Wilkes (Absent)

Pool Committee: Libby White

Welcoming Committee: Jo Ellen Turner

Architecture Review: John Joyce

Landscape Committee: Joanna Fairchild

Yard-of-the-Month Committee: Leigh Williamson

PROCEEDINGS

- The meeting was called to order at 7:10 p.m. by Paul Wichman, Board Vice President.
- Minutes for September and October were not available for approval due to Secretary's absence.

COMMITTEE REPORTS

Pool Committee Report provided by Libby White, Chair:

- The pool is closed and the locks are in place on the gates.
- Picnic was a great success.

Welcoming Committee: provided by Jo Ellen Turner

- Mr. & Mrs. Harry Viel have moved into a house on Saddle Horse.
- Mr. & Mrs. Steven have moved into a house on Paddock Circle.

Landscape Committee: Provided by Joanna Fairchild

- Commented on the pool area cleanup and thanked those involved. Still have more to be done in the spring.

Architecture Review Committee Report provided by John Joyce, Chair:

- Nothing to report.

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

- Nothing to report

TREASURER'S REPORT provided by La Verne Wichman:

- Provided the proposed 2010 budget. Board reviewed the proposed budget and voted to approve the budget. Libby made the motion to approve, John Joyce seconded the motion. The vote was 6 yeas and 0 nays.
- The 2010 assessments will be sent out in mid December this year. Due date will remain 1 March 2010.

OLD BUSINESS

Pool Lighting System

- Paul demonstrated replacement bulbs for the pool area. The new bulbs are very inexpensive and last longer, thus reducing costs. Paul is creating new replacement receptacles that will work with the new bulbs. The cost for the 9 new bulbs and materials to build the receptacles will be about \$200.00. Jo Ellen made the motion to spend \$200.00 for the pool lighting. La Verne seconded the motion. Motion was approved with 6 yeas and 0 nays.

NEW BUSINESS

Community Performance Guide

- Paul developed the Performance Community Guide for future board members to adhere to from year to year in order to maintain the quality of our community and keep the association costs to a minimum. A copy of the guide is attached. Paul requested the board vote to accept the guidelines. John Joyce made the motion to accept and Joanna seconded the motion. The board voted 6 yeas and 0 nays to accept the guideline.

Hazardous Material

- Paul briefed to board regarding hazardous material at the vacant house at 5897 Saratoga Drive. Mr. Ron Clift, Okaloosa County Code Enforcement Division, states that he is working to have the hazardous waste removed.

Next Meeting

The next board meeting will be held at the Davidson Middle School Media Center on Tuesday, January 19, 2010.

ADJOURNMENT

The meeting adjourned at 8:01 PM.

Silver Oaks Phase II

Community Performance Guide

The following items listed below have been voted upon by the board members of the years 2007 thru 2010, which are to be adhered to from year to year in order to maintain the quality of our community and keep the yearly fee costs to a minimum.

Volunteering: Not to be purchased!

Pulling weeds; inside and outside of the community pool area.

Trim trees and bushes in and around pool area.

Pressure washing;

- 1) Community pool area fence.
- 2) Lake Silver entrance fence.
- 3) Sidewalks around community pool area.

Pool complex Security issues;

Check cameras for proper function, periodically year around;
If it should become necessary, capture and record on disc the improper activities for possible prosecution.

Mowing of empty home lots;

Equipment Maintenance: Not to be purchased!

Replace Light bulbs; 1) Street; 2) Pool Area; and 3) Parking Lot;

Reduce pool area lamp usage during winter close down months;

Reduce pool pump usage from 24/7 to 4hrs/night during close down.