

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

7:00 p.m., January 19, 2010

Davidson Middle School

BOARD MEMBERS

President: George Wallace
Vice President: Paul Wichman
Treasurer: La Verne Wichman
Secretary: Vacant
Pool Committee: Libby White
Welcoming Committee: Jo Ellen Turner
Architecture Review: John Joyce
Landscape Committee: Joanna Fairchild
Yard-of-the-Month Committee: Leigh Williamson
Board Member - Didi Wilkes

PROCEEDINGS

- The meeting was called to order at 6:00 p.m. by George Wallace, Board President.
- Board voted to remove Didi Wilkes as association secretary. George made the motion, seconded by Jo Ellen. Yeas 7, nays 0.

GUEST SPEAKERS

- Members of the Florida Division of Forestry presented a presentation on control burning and how to mitigate fire danger within the subdivision.
- Plan is to do a control burn through the wetlands to reduce fire hazards.

APPROVAL OF MINUTES

- Upon the arrival of the Secretary, the Minutes for September, October and November were read and approved.

COMMITTEE REPORTS

Pool Committee Report provided by Libby White, Chair:

- Nothing to report.

Welcoming Committee: provided by Jo Ellen Turner, Chair:

- Nothing to report.

Landscape Committee: Provided by Joanna Fairchild, Chair:

- Nothing to report.

Architecture Review Committee Report provided by John Joyce, Chair:

- A homeowner, Michael and Paula Fries, submitted a request to add an additional wooded deck to the front porch. Board disapproved the request. John made motion to disapprove, George seconded. 8 Yeas, 0 Nays. Homeowner must submit a proposal that conforms to the association covenants.

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

- Nothing to report

TREASURER'S REPORT provided by La Verne Wichman:

- Checking account balance at the end of December is \$6138.39.
- The above balance includes advanced dues payments received in December.
- Actual balance, without advanced dues, was 718.19
- The FNBT Bank loan has been paid in full.
- 28 residents have paid their 2010 assessments.
- Savings/escrow balance is \$261.57.
- La Verne will inquire with CHELCO about the apparent discrepancies in the November and December bills.
- The board wishes to thank those residents who paid their 2010 assessments in advance. This allowed us to have sufficient funds to pay January 2010 bills.

OLD BUSINESS

Pool Lighting System Expenses

- Paul explained the lighting upgrade and requested an additional \$100 to complete the project. He has had a certified electrician to inspect his work and there are no issues with the work or necessity for any permits to complete the work. Libby made a motion to provide the \$100.00. Seconded by John. Yeas 8, nays 0.
- The proposed CRI Accounting contract was discussed. The cost of the CRI contract is \$20.00 above the proposed budget. Libby made a motion to accept the CRI contract. The motion was seconded by Paul. Yeas 7, nays 1 (Didi Wilkes).
- Community Performance Guide. George discussed the guide and stated that the power washing was not a volunteer project since it takes days to complete, and a power washer that the association does not own. Also changed the wording concerning trimming trees and bushes in and around the pool to read bushes. The palm trees will be included in the lawn maintenance contract. Paul made a motion to approve the changes, John seconded the motion. Vote was 8 yeas, 0 nays.
- Hazardous material at 589 Saratoga Drive (Hinesley property). George has again contacted the Okaloosa County Code Enforcement Division. Mr Clifft explained he could not do anything to remove the 55 gallon drum of hazardous material without the owner's permission. George also called the North Okaloosa Fire Department and explained the problem to them. Was promised a call back.

NEW BUSINESS

Lawn Maintenance Bids

- George read the letter he is sending to 14 landscape companies in the Crestview area for the Association's lawn maintenance needs in 2010. Bids are due back not later than 1 March 2010.
- George read the letter he is sending to 4 swimming pool companies for the resurfacing of the community swimming pool. Bids are due back not later than the 15th of February 2010.
- Pool restroom cleaning contract. The new contract from Willow's Dust Bunnies for cleaning the pool restrooms and water fountain was read and discussed. Libby made the motion to accept the contract. The motion was seconded by La Verne. Yeas 8, nays 0.
- George stated that he has contacted a local attorney and received a favorable response to representing the association. La Verne stated that our accountant, Darlene, has recommended a different attorney that has HOA experience. George stated that he would contact the attorney.
- George stated that the small plastic box that has served as the Association file area is no longer acceptable. He requested funds to purchase a new file cabinet to store the association files. Paul made the motion to provide \$100 for the purchase of a new file cabinet and file folders. Libby seconded the motion. 8 yeas, 0 nays.

Next Meeting

The next board meeting will be held at the Davidson Middle School Media Center on Tuesday, February 16, 2010.

ADJOURNMENT

The meeting adjourned at 8:03 PM.