

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

7:00 p.m., February 16, 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 (Absent)

Landscape Committee: Joanna Fairchild (Absent)

Yard-of-the-Month Committee: Leigh Williamson

Board Member - Didi Wilkes (Absent)

PROCEEDINGS

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

APPROVAL OF MINUTES

- The Minutes for January 2010 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:

- Welcomed new residents who have moved into the house at 2716 Paddock Circle. Jessie and Cathy Laird recently moved here from California.

Landscape Committee: Provided by Joanna Fairchild, Chair:

- Absent - Nothing to report.

Architecture Review Committee Report provided by George Wallace:

- A homeowner, Glenda Stegall, 2729 Paddock Circle requested approval to put her fence completely around her backyard. The request was approved.

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 January was \$9,187.21.
- Fifty-five residents have paid their 2010 homeowners assessments as of today.
- Analysis of the CHELCO bills for the last three months was conducted by La Verne and it was determined that the high amount of November's bill was due to the swimming pool pump running for 24 hours a day during that period. No further action on the CHELCO discrepancy will be taken.
- Savings/escrow balance is \$261.57.

OLD BUSINESS

Hazardous Material on Foreclosed Property

- After a lack of action by the Okaloosa Environment Division, George called the North Okaloosa County Fire Department and explained about the 55 gallon drum of hazardous liquid in the back yard of one of our foreclosed homes. A few days later, he received a call stating that they had come out and looked at the drum and will return within the next week to ten days to remove it.

Pool Lighting System Expenses

- Paul presented a bid by McDonald Power & Service, Inc for \$296.00 to replace one of the light fixtures at the Lake Silver Road entrance, a light fixture at the entrance to the swimming pool, two flood lights and cover an exposed wire and mount the electrical box on a pole. This will save the association money for expensive replacement bulbs which are continually burning out due to moisture getting into the fixtures. The exposed wire and electrical box needs to be repaired and mounted to reduce the safety hazard to swimmers. Paul made the motion to spend the \$296.00 to accomplish the work. Libby seconded the motion. The board vote was 5 yeas, 0 Nays. Motion carried.

Attorney

- The board discussed the attorney issue raised at the last meeting. George contacted the second lawyer, Mr. Melton, as recommended at January's meeting. He was unavailable, but the secretary said his fee was \$250 an hour and he did do HOA issues. The attorney discussed at the January meeting, Mr. Boyle, is also available and his fee is \$185 an hour. La Verne stated with the large number of foreclosures, we should go and talk to Mr. Boyle and discuss what options we have. George made the motion to allocate \$200 to attorney fees to visit Mr. Boyle and discuss the foreclosure problem. The motion was seconded by Paul. The board vote was 5 yeas, 0 nays. Motion carried.

Filing Cabinet

- George stated that he bought the filing cabinet as voted on by the board at the January meeting. Cost was \$76.00 and an additional \$8.00 for file folders.

Grass Cutting Bids

- George stated that only two bids for the grass cutting of common areas had been received out of the fourteen solicitations that were mailed out. Deadline for submission is 1 March 2010. One problem we are encountering is the lawn companies want yearly contracts. Our contract proposal was for March through October, with one cut in November. The two bidders either charge a low rate for 12 months or a higher rate, which is equal to the higher rate, for the contract period. Either way you pay the same. Will discuss at the next meeting when we have all the bids.

NEW BUSINESS

Pool Refinishing Contract Proposals

- George stated that he has received three contract proposals for refinishing the swimming pool in March. The bids were as follows:
 - a. Aqua Pool and Patio Company, which was for \$6,995.00.
 - b. Florida Waterscapes, which was \$9,185.00.
 - c. Bright Blue Pools, which was \$4,300.

Discussion ensued concerning the contents of the proposals and monetary requirements of the three companies. Upon completion of discussions, a motion was made by Paul Wichman to accept the Bright Blue Pools proposal. The motion was seconded by George. The board vote was 5 yeas and 0 nays.

Also included in the approved motion was a provision to hire our current pool maintenance company, Phoenix Services LLC, to supervise the contractor in carrying out the contract. Three hundred (\$300.00) was included as compensation for this effort.

George will contact both Bright Blue Pools and Phoenix Service with this information.

Phase I Storage Shed

- George received a request from the Treasurer of Silver Oaks Phase I to place a storage shed, similar to ours, behind the swimming pool close to our shed. The shed will meet hurricane requirements and a fence will be constructed around it per our covenants. After discussion, the board felt that the request should have originated with the president of Phase I Homeowner's Association rather than the treasurer. George will contact the president of Phase I and ask him for the Phase I request.

Havenmist Pond

- George has been in contact with the office of Commissioner Wayne Harris concerning the covenant requirement that places the association in charge of infrastructure repairs for the Havenmist Pond. After several phone calls, the requirement still remains. However, the county is going to relook the requirement

for not only our association, but others. They will notify George when the relook commences so we can be proactive.

Spring Yard Sale

- George received an email from one of our residents wanting to know when the spring yard sale was taking place. An email was sent to the President of Phase I and April was selected as the month. The board, after discussion, selected the 17th as the day. George will seek a volunteer to do the signs, etc.

Financial Report for 2009

- George has received the financial report for 2010. He will get copies made and they will be available if requested.

Future Projects

- George said that two projects need to go forward now that we have accepted a pool refinishing company. CTI needs to come and reseal and repair the deck at the pool, and a new security system needs to be selected. A resident at the meeting offered to assist that effort.

NEXT MEETING

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

ADJOURNMENT

The meeting adjourned at 7:30 PM.