

Silver Oaks Phase II Home Owners Association
BOARD OF DIRECTORS MEETING

7:00 p.m., April 20, 2010
Silver Oaks Swimming Pool

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: Chuck Mitchell
Yard-of-the-Month Committee: Joanna Fairchild (Absent)
Board Member - Didi Wilkes (Absent)

PROCEEDINGS

- The meeting was called to order at 7:03 p.m. by George Wallace, Board President.

APPROVAL OF MINUTES

- The Minutes for the March 2010 meeting and the March 2010 Special Meeting were approved.

COMMITTEE REPORTS

Pool Committee Report provided by Libby White, Chair:

- Libby provided a summary of the new entry card system and provided an accounting of the cards issued to date. 108 of the cards have been issued to residents of Phase I and Phase II.
- The issue of renters moving and not returning their entry card was discussed. George asked Libby to provide the names of all the renters and he would write the owners about the problem. A charge of \$25.00 to owners who's tenants moved out without returning the card was discussed, but was not voted on. The subject will be revisited at a future board meeting,
- George stated that the second entry card could be provided to those that signed for the extra card. The fee is \$10.00.

Welcoming Committee: provided by Jo Ellen Turner, Chair:

- Welcomed new residents Erik and Denise Rossin to 6321 Havenmist Lane. They moved here from Chicago. Harold and Karen Shaw were welcomed to 2648 Paddock Circle. They moved here from Georgia.

Landscape Committee: Provided by Chuck Mitchell, Chair:

- Has started his assessment of the pool area, Havenmist Pond, and other areas to determine what the association needs to do and how to do it to make the areas look better and be safer. He will continue to work the problems and seek advice from others to determine a final course of action.
- He has obtained prices for a bicycle rack and picnic table for the pool area. The prices vary by quality. He will do further research and provide a recommendation at next month's meeting.
- Stated that Waste Management is not picking up yard debris in the neighborhood as required. George said he will call them and talk to them about it.

Architecture Review Committee Report provided by La Verne: Nothing to report.

Yard of the Month Committee provided by George Wallace:

- Program will start on 30 April.

TREASURER'S REPORT provided by La Verne Wichman:

- Checking account balance at the end of March was \$23,366.13.
- Five residents have not paid their 2010 homeowners assessments as of today. An additional 6 houses are in foreclosure.
- Savings/escrow balance is \$261.57.

GUEST SPEAKER

- Joe Zwierzchowski from the State of Florida Division of Forestry addressed the board about the community Fire Wise Program. A discussion of the program's merits and costs ensued.
- George stated that he had Joe's recent email with a website that further explained the program and would send that to the residents for their feedback on participating in the program.

OLD BUSINESS

Hazardous Material on Foreclosed Property

- The hazardous material behind the foreclosed house has been removed.

Pool Expenses

- The refurbishment of the pool is complete. George asked that we ensure that the money spent was what the board had allocated to the project.
- One item not captured in the board's original vote was a new magnet on the street side gate. This was not included in the original bid, but had to be added since there was a short in the magnet and it would not work properly, which in turn prevented the new card system from operating properly. George made the

motion to allocate \$438.84 to complete the card entry system. La Verne seconded the motion. Vote was 5-0. Motion carried.

- The health department inspector cited the association for storing chemicals in the pump room. This causes the association to have to purchase a storage bin of some nature to comply with the health department directive. Paul said he would price storage bins at Lowes and get back to us. Libby made a motion to allow up to \$400.00 for a storage bin. George seconded the motion. Vote was 5-0. Motion carried.
- Paul said there is still some electrical work to be done and the bill for camera and computer repair have not been received, but appear to be coming in under the amount allocated by the board.

Attorney

- George and Paul visited our attorney Mr. Nathan Boyle, to further discuss the foreclosure process in light of correspondence the association received from one of the foreclosure lawyers. We were again told that we shouldn't expect much from the banks in the foreclosure process and hope for the short sale process to work.

Spring Yard Sale

- George said he hadn't heard any feedback about the yard sale, but quite a few homes in Phase II participated.

NEW BUSINESS

Signs

- George stated that a new Yard of the Month sign is required due to the rundown shape the current sign is in. Libby stated that several of the signs around the pool need to be upgraded also. George made a motion the association spend \$100.00 on new signs with the Yard of the Month sign being the first to be purchased. Jo Ellen seconded the motion. The vote was 5-0 in favor. Motion carried.

NEXT MEETING

The next board meeting will be held at the Silver Oaks Swimming Pool on Tuesday, May 18, 2010.

ADJOURNMENT

The meeting adjourned at 8:20 PM.