

Silver Oaks Phase II Home Owners Association
BOARD OF DIRECTORS MEETING

7:00 p.m., July 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: Chuck Mitchell
Landscape Committee: Bob McKenzie
Yard-of-the-Month Committee: Joanna Fairchild
Board Member - Didi Wilkes

PROCEEDINGS

- The meeting was called to order at 7:05 p.m. by George Wallace, Board President.

GUEST SPEAKER

- Mr. Wayne Harris, Executive Director of the Crestview Chamber of Commerce and Chairman of the Okaloosa County Commission spoke to the board and attendees on the functions of the Chamber of Commerce and the benefits the association would reap if it joined. He also presented comments on the future of the northern portion of the county and the increase in growth due to the FAMU Pharmacy College and the stationing of the 7th Special Forces Group to the Duke Field area of Eglin Air Force Base.

APPROVAL OF MINUTES

- The Minutes for the June 2010 meeting were approved.

COMMITTEE REPORTS

Pool Committee Report provided by Libby White, Chair:

- Libby provided a summary of the cards issued to date. 148 cards have been issued to residents of Phase I and Phase II. Nineteen are from Phase I.

Welcoming Committee: provided by Jo Ellen Turner, Chair.

- Welcomed four new residents since the last meeting. Ron and Pam Young, who moved from Paddock Circle to 6027 Appaloosa Way. Mike and Lisa Sellars who moved into 6393 Havenmist Lane. Justin and Kayla Ray who moved into 2640

Paddock Circle and Mike and Betsy Osborn who moved into 6313 Havenmist Lane. Welcome to you all.

Yard of the Month Committee provided by Joanna Fairchild, Chairperson:

- July's Yard of the Month was 6004 Appaloosa Way.

Architecture Review Committee Report provided by Chuck Mitchell, Chair.

- Approved a request for a shed for the Young's at 6027 Appaloosa Way.

Landscape Committee: Provided by Bob McKenzie, Chair:

- Will have a work day at the pool on August 6th. Time to be determined prior to the next meeting.

Treasurer's Report provided by La Verne Wichman, Treasurer:

- Checking account balance at the end of June was \$21,487.01.
- Savings/escrow balance is \$261.90.

Vice President Discussion provided by Paul Wichman, Vice President.

- Paul indicated that a lack of lighting in the right rear area of the pool deck made the camera system useless in that area. He described a light pole he will construct which when finished will provide the lighting necessary for efficient camera operation. Total cost will be approximately \$100.00. Libby made a motion to spend \$100 for the light system in order to provide more light to that area of the pool. George seconded the motion. Vote was 8-0 in favor of the motion.

OLD BUSINESS

Annual Membership Meeting

- George stated that the Annual General Membership Meeting is August 10th. The formal notification letter was sent to the homeowners on the 8th of July.

Nomination Committee

- George stated that the nomination committee fell short in its mission to canvass the subdivision for candidates to run for the board at the August meeting. Didi stated that she identified 3 people willing to serve on the board. Herself and two of her friends. George asked if she had canvassed the subdivision to identify others. She indicated she didn't think she was required to do that.

Proxy Ballots

- Proxy ballots that were mailed with the letter notifying homeowners of the Annual Membership Meeting are starting to be returned. George appointed Paul Wichman as the proxy voter for those who named the board of directors as their proxy voter.

Management Companies

- At last month's meeting, John Carey, an absentee homeowner in Phase II provided information on the services provided by his management company. The board liked the concept of dealing with a local company than having to deal with an owner who may be hundreds of miles away.
- George queried a couple of absentee owners and found that most management companies offer the same services. George indicated he will try and establish a database of absentee owner's management companies. However, George indicated that problems with renters were not a great problem.

NEW BUSINESS

Change to Covenants

- George received a letter from Mr. Boyle, that association attorney, which in part stated that the covenants, as written, prevented the association from getting any money from past due assessments from banks which take over houses in foreclosure. George asked Paul to get with Mr. Boyle and determine how to word a change to the association covenants so that we can take advantage of the newly revised statute.

Discussion

- George opened a discussion on the board's feelings on joining the Chamber of Commerce. It was finally agreed that it would be a good thing in the short term and that the association should join and give it a year to see if the results are worth the money. Did made the motion the join the Crestview Chamber of Commerce. Jo Ellen seconded it. Vote was 8-0 in favor of the motion.

NEXT MEETING

- The next meeting will be Annual Membership Meeting and will be held at the Silver Oaks Swimming Pool on Tuesday, August 10, 2010 at 7:00 PM.

ADJOURNMENT

The meeting adjourned at 8:50 PM.