

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

7:00 p.m., August 10, 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.

**APPROVAL OF MINUTES**

- The Minutes for the July 2010 meeting were approved.

**ELECTION OF BOARD MEMBERS**

- Nominations for positions on the Board of Directors resulted in four candidates for the five positions becoming vacant. Nominees were La Verne Wichman, Libby White, Lisa Sellars and Don Turner. La Verne and Libby were reelected to the board. Don and Lisa will take up their board positions at next month's meeting when offices are determined. One position remains vacant and will be filled when someone offers to serve on the board. A total of 39 ballots were received during the election.

**COMMITTEE REPORTS**

***Pool Committee Report*** provided by Libby White, Chair:

- Nothing to report

***Welcoming Committee:*** provided by Jo Ellen Turner, Chair.

- Welcomed Judd and Nicole Stiglich to 6112 Saddlehorse Lane.

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

- August Yard of the Month is 2719 Arabian Court, James and Luisa Saylor. Congratulations.

***Architecture Review Committee Report*** provided by Chuck Mitchell, Chair.

- Nothing to report.

***Landscape Committee***: Provided by Bob McKenzie, Chair:

- Thanked all who participated in the workday on Saturday the 6th of August. Hopes more will turn out next time.

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

- Checking account balance at the end of July was \$18,363.39.
- Savings/escrow balance is \$261.90.
- Passed out a handout that showed the financial status of the association through the January-July timeframe and explained expenditures that were made that were not in the budget for the year.
- Provided a picture of some of the high cost items in terms of what was budgeted and actually spent.
- Also passed out the "working" budget for 2011.

***Vice President Discussion*** provided by Paul Wichman, Vice President.

- Paul announced that Bernie Meyers' son is coming to live with him. His son is a landscaper and has indicated an interest in helping the association with the Havenmist Pond erosion problems. More to come after he arrives and has had time to assess the situation

## **OLD BUSINESS**

### ***Change to Covenants***

- George stated that after meeting with Nathan Boyles, the association attorney, it appears the association may be able to collect some past due assessments from the foreclosing banks when they sell the property.
- First, the Association will have to amend the covenants to comply with the recently changed Florida Law which addresses this subject.
- Chuck Mitchell stated that if we decide to go to all the trouble to change one part of the covenants, we should decide if there are other parts of the covenants that should be changed and get them all taken care of at the same time.

- George noted that if we decided to follow Chuck's suggestion, each issue would have to be presented separately in lieu of everything on one ballot so that the homeowners could choose which items to pass individually.
- George stated that he will work on a method to acquire the 75% concurrence of the membership needed to change the covenants and will discuss it at the next meeting.

## **NEW BUSINESS**

### ***Emergency pool restroom cleaning***

- George stated that another incident with the men's restroom occurred during the month. This necessitated Libby having to clean up the mess.
- George asked Libby during the month to call our pool restroom cleaning company and see what they would charge to clean up messes such as this on short notice and she received a quote of \$50.00.
- Discussion ensued about the cost and who should pay. Chuck made a motion that we accept the cleaning company's quote of \$50.00. Also the board would charge the offender, as they are identified, \$75.00 to pay for the cleanup. Libby seconded the motion. Vote was 8-0 in favor.

### ***Increase in cost to install pool light***

- George stated that the cost of material for the new light Paul is installing cost more than the \$100.00 voted by the board at the last meeting. Paul explained the overage and made a motion that the board approved the additional \$46.15. George seconded the motion. Vote was 8-0 in favor.

## **YEARLY REVIEW**

- George reviewed the important actions the board has taken for the year so far. They included:
  - Completed the refinish of the pool
  - New sealant placed on deck and repairs made as needed
  - New lights installed to save energy costs
  - Camera/computer upgrades
  - Enhanced contract requirements
  - Joined the Chamber of Commerce to better position the subdivision among local real estate agencies, and other businesses, during the arrival of the 7th Special Forces Group and F-35 personnel
  - Retained the services of Nathan Boyles as the association attorney
  - Instituted a reward program for Yard of the Month winners
  - Instituted a card entry system at the pool
  - No increase in homeowner's assessments

**NEXT MEETING**

- The next meeting will be held on 21 September 2010 at the swimming pool at 7:00 PM.

**ADJOURNMENT**

The meeting adjourned at 8:05 PM.