

# August Meeting Minutes

**Silver Oaks Phase II Homeowners Association**  
**Board of Director's Meeting – Annual Meeting**  
**Tuesday, August 4, 2015**  
**Meeting Location: Pool**

## **Board Members present:**

President: Charles Charamut

Vice President: POSITION VACANT

Treasurer: Laura Brown

Secretary: Janet Troost

Board Member at Large: George Wallace

Board Member at Large: Dennis Simmons

Pool Committee Chair: Carly Maguadog

Welcoming Committee Chair: Jenilyn Troost

Architectural Review: Bob MacKenzie

Landscape Committee: Bob MacKenzie

Yard of the Month Committee Chair: George Wallace

Also present: Mrs. Charles Charamut, Wayne Harris, Mike Saylor, LaVerne Wichman, Paul Wichman, Ashley Schuster, Libby White, Steve Polisi, JoEllen Turner

We had 21 proxy slips sent in.

## **Proceedings:**

**Approval of minutes from 7/23/15 – Motion to approve by George Wallace and 2<sup>nd</sup> Carly Maguadog without changes.**

## **Guest speaker: Wayne Harris**

Wayne Harris spoke to the assembled group about local government and answered questions. He gave some background on himself; he is retired Air Force for 28 years and has also been involved in real estate in the area. He said he was hired to run the Chamber of Commerce and has done so for several years. He stated he has been a County Commissioner for the last 7 years and is now running for the Florida House of Representatives for District 4. He said he has lived here for 21 years and he wanted to talk about "growth" and stated that "with growth comes problems." He also said if anyone needs to contact him for any reason, they can email him at [Wayne42016@hotmail.com](mailto:Wayne42016@hotmail.com) or his cell# is 850-865-9292.

Laura Brown asked him what his ideas were regarding traffic in Crestview, specifically Rt 85. He said there was "no good answer" about finding a solution to the gridlock on Rt 85. There was a plan for a bypass that has been shelved because it was determined, based on the situation that occurred in another locality, that a bypass would cause business on Rt 85 to lose revenue which would not be good for the town, among other reasons, i.e. cost factors involved. He stated however that there are plans for growth and for widening roads just south of Crestview that might alleviate some of the gridlock. He stated we have "the lowest tax base in Florida but lack infrastructure that is needed."

Libby White asked him about the Chamber of Commerce and when will there be a replacement for him there. He stated there is no replacement currently (maybe in January) and that he retired from there effective June 30, 2015. He said the Chamber is needed for several reasons, i.e. to network and build relationships with other counties, townships, business, as well as state relationships, to have a voice with state legislators, to utilize resources we have, i.e. small business, and to advocate for our community

George Wallace asked him what was happening with Oak Hill Road. (Since Oak Hill Road washed out in a storm last year, we have had a huge increase in traffic going through the back entrance of Silver Oaks, trying to get to Rt 85 faster). Wayne said that there were 4 or 5 dams that broke, flooding the area and 2 roads, one of which has been repaired. FEMA had been holding out on releasing the money to fix the road as well as a homeowner who was holding out for more money to deed a right-of-way for the work. Recently they reworked the plan so they don't need that homeowner's property and work is starting to repair Oak Hill Rd. Helms Farm Rd will also be repaired.

Laura Brown asked what was happening with the Chamber trying to bring in more business. Wayne said there was a committee formed to look into that but one of the problems was the City of Crestview's impact fees to new business as well as legal issues and since the Chamber is not a legal service, they could not legally do anything to change that. The Chamber is always looking to bring more business in, but then there are also people who do not want more growth because it increases traffic. It is an ongoing issue but they are attempting to find ways to make Crestview more attractive to new business coming in.

We thanked Wayne for coming in to discuss his candidacy with us, as well as answer questions for us.

## Business - Annual Meeting

- The President opened the meeting noting there are open positions on the Board, Vice-President being one. He asked if anyone is interested to contact either him or the Secretary.
- He also introduced all Board Members to the assembled homeowners/tenants.
- Letter to Residents – Chuck stated the letter sparked interest by homeowners and he has some messages from people who stated they were glad some things were defined better regarding rules, etc.
- Budget – Use of funds – Chuck noted that there are several Board Members who have volunteered their time and money to do general repairs on the pool as well as other repairs we would have had to pay for and he thanked those individuals.
- Pool Expenses/Challenges – Chuck stated the pool is a huge job and expense and thanked Carly Maguadog for her work this season with the pool. He stated the pool is also a huge expense and he wanted homeowners to be on the look-out for anyone who might be in the pool or the area after it is closed, or anyone damaging pool equipment and to report anything to him they feel isn't normal. He said we had just replaced locks on the entrance door to the pool and someone kicked them in and damaged them to gain access to the pool. He stated we filed with the sheriff however the camera shots were not good enough to determine who the perpetrator was. It was also stated that the \$140 fee for Phase I users of the pool is for the whole season, regardless of when they get the pool pass, i.e. there is no prorating if you get a pass in the middle of the season.
- Covenants/By-Laws
  1. Street Lights – we have sent letters to all homeowners advising them they must have their outside light lit from dusk to dawn and he stated we are looking at legal means to fine individuals who do not comply.
  2. Property Maintenance – We are giving homeowners 30 days to make sure their lawns are maintained properly in order to keep the community looking nice.
  3. Parking – Chuck has talked to the violators of the parking rules, i.e. no parking on streets overnight, no RV, trailers, etc., parked on the street at any time, no parking in the pool parking lot unless you are using the pool, etc.
  4. Storage of RV's, boats, trailers
- Neighborhood watch – We will be asking the Sheriff's Department to come to speak to us regarding starting a neighborhood watch. Janet will contact them to do that.
- Increased traffic – Wayne discussed this.
- Future Challenges – Pipe washout on Havenmist that is being repaired but could wash out again, pool deck will need to be replaced/repared, sidewalk problems
- Sidewalks – we received a map of problem sidewalks and have repaired some but will continue to repair as needed.
- Community Picnic (November 7, 2015) at the pool

## Treasurer Report – Motion to accept by \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

<u>Checking Account</u>	<u>Escrow Account</u>
Old Balance \$ 39597.30	Old Balance \$ 6278.61
New Balance \$40677.40	New Balance \$ 6278.61
Dues Paid (past month) \$ _____	

Laura advised that we received more money than expected from assessments so we are in good shape.

## Committee Reports

- Pool Chair (Carly Maguadog) – Carly noted that she purchased supplies for the bathrooms. She also asked residents to note if they have or see any problems with anyone at the pool, to ask to see the back of their pool pass and to take a picture with your phone of the numbers. She can track the owners of the pass that way. She also asked if it was okay to give a key to \_\_\_\_\_. Motion was made by Laura Brown to give a key to \_\_\_\_\_ and was 2<sup>nd</sup> by Jenilyn Troost. MOTION PASSED.
- Architectural Review Chair (Bob McKenzie) Mac went over what homeowners need to do if they are making any additions to their homes and how to obtain approval.
- Landscape Chair (Bob McKenzie) – Mac discussed landscape issues in the community and will be on top of making sure common areas get taken care of.
- Yard of the Month Chair (George Wallace) George indicated Yard of the Month went to Don and Jo Ellen Turner, 2688 Paddock Circle.
- Welcoming Chair (Jenilyn Troost) Jenilyn mentioned the Community Party in November and requested help with the party plans and also requested help with new owners/tenants in the community. If anyone knows any new people, please contact her.

**Next meeting** – Tuesday, September 15 @ 6:30 pm and the meeting will be held at the pool.

**Meeting was adjourned at 8:07 pm.**