

**Silver Oaks Phase II Homeowners Association
 Board of Director's Meeting – Regular meeting
 March 17, 2015
 Meeting Location: Silver Oaks - Phase II Pool**

Board Members present:

President - Bobby Reyes
 Vice-President – absent
 Treasurer – Laura Brown
 Secretary – Janet Troost
 Board Member at Large – absent
 Pool Committee Chair – Carly Maguadog
 Welcoming Committee Chair – Jenilyn Troost
 Architectural Review – Bob MacKenzie
 Landscape Committee – Bob MacKenzie
 Yard of the Month Committee Chair – absent
 Absent: Charles Charamut and George Wallace
 Noted – several homeowners were also present for the meeting

Proceedings:

Meeting was called to order by President Reyes at 6:43 pm. Minutes from 2/17/15 and special meeting 3/2/15 had corrections as noted. Minutes approval made by Bob MacKenzie with a 2nd by Laura Brown and motion passed.

Treasurer Report – Laura Brown

<u>Checking Account</u>	<u>Escrow Account</u>
Old Balance \$ 31,105.10	Old Balance \$ 6,279.56
New Balance \$ 44225.21	New Balance \$ 6277.94
Dues Paid (past month) \$ 23600.00	

The following bills were paid as per Treasurer Laura Brown:

- Phoenix – February full service
- A-Z Security – security gate
- Plumber – repair of urinal @ pool men's room
- Noted that she was waiting for the bill from Hal Carroll for the pool pressure washing and painting service.

Old Business

- Recapping pool items (bathroom, painting, locks) – Hal advised Bobby that there was black mold found on the men's room but it has been eradicated by his workers. It was also noted that Carly will contact Kris to obtain a keycard for access to the pool as needed as well as double check when the inspection for the pool will be done so it can open March 20. Carly was briefed on the instructions for rekeying old cards and keying new cards. There was discussion regarding the cost of pool passes for Phase I homeowners and there were 2 costs presented, \$140 and \$150. President Reyes suggested we keep the same cost as last year and this was agreed to by the board (\$140). Carly stated she would be away the week after the pool opens and President Reyes stated he would be around if anyone needed a key card that week and he would send out a notice to homeowners advising them of the keycard changes and who to contact. Carly also stated she will be available April 4 for the Open House to be at the pool during the day to give out keycards. Mac also stated he will get together with Hal to verify everything is done for the pool opening. It was noted that Hal and his men did a wonderful job power washing and painting the pool area. President Reyes spoke

with homeowners who were there to obtain key cards during the meeting. Any lighting issues will be handled by Mac as needed and he should be contacted if needed. Laura mentioned that the painters told her some of the sloppy painting that was noticed was due to previous painters although it had not been noticed previously.

- Storm damage on Havenmist cul de sac (Tully's (sp?) house– Update re: meeting President Reyes had with Nathan Boyles. President Reyes met with Nathan Boyle (association attorney) and Wayne Harris, the county commissioner for the area. He said the county's standpoint is that they do not believe they are responsible saying that the area in discussion was not an easement and that it needed to meet code, which it did not, and therefore we or the developer are most likely responsible. They said they would be setting up a meeting between the county and our HOA to see if the county might possibly redesign the area but President Reyes suggested he thought it could possibly cost \$40K for design and maintenance. It was also suggested by Bobby that it might take only \$4500-\$6000 to partially/temporarily repair the area as long as the wetland area is not negatively impacted. This will be discussed with updates at the next meeting.

New Business

- Approval for letter to all homeowners to update Resident list – wording changed from “comment/complaint” to “comment/suggestions” then motion was made by Mac and 2nd by Laura to approve the Welcome Letter pending any changes from Laura. No changes were made by Laura after the meeting so letter was printed and will be mailed out to all Phase II residents.
- Ideas for welcoming new residents – Several suggestions were made to welcome new residents. It was suggested Jenilyn check with Winn Dixie or Tim Bryant at Publix to see if they can provide plants or other items for new residents. Jenilyn will then visit anyone newly moved in with a small gift and give them an information packet (to be discussed and approved at the April meeting).
- Welcoming committee budget - It was discussed that there really is no budget for the Welcoming Committee but if letters were mailed out then Jenilyn should submit the bill to the Board if needed.

Committee Reports

- Pool Chair (Carly Maguadog) - nothing new to discuss that wasn't covered in Old Business
- Architectural Review Chair (Bob McKenzie) – Mac reiterated to all that whenever any outbuilding is erected, it MUST be approved by the Architectural Review but we do waive the original fee that is noted in the Covenant and By-Laws. Laura had mentioned a home that had erected a building that did not appear to have been approved and Mac stated he is aware of that and will be checking with the homeowner.
- Landscape Chair (Bob McKenzie) - Mac mentioned the landscaping had been updated around the pool area which everyone stated looked wonderful. Laura mentioned that she felt Hal's men went far beyond what they were asked to do painting and pressure washing around the pool area and that they did an exceptional job. She made a motion to give Hal an extra \$200 which Mac 2nd. Motion passed. Laura also asked if we had done anything about painting the street signs. It was discussed that Hal will submit a bid.
- Yard of the Month Chair (Bobby) – This will start up again in April as per President Reyes. George was not present at this meeting but Bobby will advise him. There was still some discussion regarding the logistics of deciding which property would be recognized so it was tabled until the next meeting.
- Welcoming Chair (Jenilyn Troost) – discussion noted in New Business

Next Meeting

Next meeting – Tuesday, April 21, 2015 @ 6:30 pm and the meeting will be held at the pool.

Meeting Adjourned at 7:24 pm