

May Meeting Notes

Silver Oaks Phase II Homeowners Association
Board of Director's Meeting – Regular meeting
May 19, 2015
Meeting Location: Silver Oaks - Phase II Pool

Board Members present:

President: Absent
Vice President: Charles Charamut
Treasurer: Laura Brown
Secretary: Janet Troost
Board Member at Large: George Wallace
Pool Committee Chair: absent
Welcoming Committee Chair: Jenilyn Troost
Architectural Review: Bob MacKenzie
Landscape Committee: Bob MacKenzie
Yard of the Month Committee Chair: George Wallace
Also present: Dennis Simmons
Not present: Bobby Reyes, Carly Maguadog

Proceedings:

Meeting was called to order by Vice President Chuck Charamut at 6:30 PM. He indicated that Bobby Reyes stepped down as President due to soccer season. Motion was made by Janet Troost and 2nd by Jenilyn Troost to vote Charles Charamut as HOA President - No discussion – Motion passed. It was stated that we will need to have a written resignation from Bobby Reyes so that we can have him taken off the checking account, banking, and incorporation. Charles will get one from him.

Approval of minutes from 4/21/15 – Motion by George Wallace w/changes and 2nd Laura Brown w/ changes – Minutes approved with changes (noted in red on 4/21 minutes)

Treasurer Report – Laura Brown

<u>Checking Account</u>	<u>Escrow Account</u>
Old Balance \$ 51,868.07	Old Balance \$ 6,278.26
New Balance \$ 47,883.57	New Balance \$ 6,278.26
Dues Paid (past month) \$ 11,316.67	

Laura noted we received \$700 from Phase I for pool usage and \$50 from Phase I for pool keys. Current outstanding bills are for pool assessment from the county.

Checks written and approved as per budget were for \$90.10 for the Havenmist/Paddock Circle street sign and \$25 for Winn Dixie gift card to George Wallace for Yard of the Month.

Old Business

- Storm damage on Havenmist cul de sac. Charles Charamut reported he has several people from the county out to look at the damage. The damage is actually worse and the yard is caving in allowing debris to flush into the wetlands area, Bottom line is that the county states they are not responsible. Mac spoke with "Kenny" and he gave us a bid for \$4000 to repair the damage to the homeowner's property to include labor, materials, and cleaning to the fence line. George made a motion to have the work done for \$4000 and Laura 2nd to come out of the escrow account. Motion carried. Further discussion:

1. We can change attorney if we decide to sue or even to obtain further legal advice. We may have to meet with developer or county if we decide to sue and perhaps pursue a class action suit against the builder/county for approving this to be built originally.
 2. We will get a "plat" for our area to ascertain what property is actually ours and what is covered by the county.
 3. We do not need to modify the budget as the escrow account is there for this reason and it is in excess of the bid.
 4. Changing the diameter of the pipe would be at least 2x-3x the cost of repairing and since this is a situation that has occurred only once since the development was built it is more cost effective to repair it.
- Painting common area street lampposts and street signs - We had a bid for \$950 by Hal Carroll to paint the lampposts. Motion was made by Jenilyn to accept the bid with a 2nd by Laura. This work has been completed. We tabled the cleaning of the street signs because the bid we received was accepted however the individual attempted to do the cleaning and felt his bid was not high enough. There is so much old tape and glue that it would probably be at least \$700 to complete the job. This item was tabled due to it being too much money and too much work. It was reported that the street signs were cleaned by an individual who had to do community service and this has been completed.
 - Replace street sign on corner of Havenmist and Paddock Circle – George spoke with Tim Bryant and found it will cost \$90.10 to replace the sign. The sign has been ordered.
 - Repair of security camera and maintenance –It was reported that it will cost \$169 to replace the broken camera with a new one. Chuck got an estimate from A-Z Security/Camera Division to charge \$75 for any visit in addition to the cost of repair and they would want us to sign a contract. They will get us a quote for continued maintenance of the cameras and also lock security as well. Janet made a motion to approve \$200 to replace the camera. Laura 2nd. No further discussion. Motion passed.
 - Webpage updating – Janet was unable to get in touch with John White. She will contact Tim Bryant to see if he can give her info on the individual who can show her how to upload info to the site.
 - Post office issues - Chuck reported that he spoke with our regular post person and she stated she has been here for years and knows everyone so incorrect mail should not be delivered by her however she cannot vouch for the accuracy of delivery when she is off. She will bring the matter to the attention of the postmaster.
 - Speeding in the community – Chuck reported that he will be sending out a letter to all residents regarding several issues, i.e. speeding, lights, pool rules, etc. He also reported he spoke w=to the sheriff, who was very nice and understanding, and they will have more police presence in the community regarding speeders. They were given the information on the several cars noted to be speeding and they will be on specific lookout for those individuals. We could ask for permission from the county to purchase and use temporary speed bumps. The county will not install permanent speed bumps. Discussion included how to affix them so they don't move or get stolen.
 - Parking on community streets. There are several people that are parking several cars in front of their homes on the street. It was decided we will not put a notice on the cars – it was suggested we not do this due to liability issues. Police will not ticket the cars. Jenilyn will remind homeowners as she makes her rounds and a letter will be sent to residents by Chuck. He will send us a copy to approve before sending to residents. Hopefully that will take care of the problem,

New Business

- The sidewalk was flushed out due to erosion on Arabian Court which caused damage to a homeowner's lawn. It was located near a grate. Chuck will call the county as grates are the domain of the county.
- PD 5 – retention pond – this is the only retention pond that the HOA is responsible for. County is responsible for all others. Chuck reported that the grate at the back of the pond is washing out and we need to discuss the deterioration of the pond with the county.
- Continued vandalism at the pool/Broken pool door. It was reported that the door was pulled off its hinges by someone and the wires were broken. Dennis will try to repair. If he cannot then we have a contingent motion to approve \$200 to have A-Z repair the door made by Janet and 2nd by Laura. This

motion also included an additional \$40 to replace a missing hose and a new brook for the pool. No further discussion. Motion passed.

Committee Reports

- Pool Chair – Chuck reported that Carly was unable to attend tonight but all items regarding the pool were taken care of in old/new business other than the continued vandalism. Chuck indicated he goes by the pool at night and in the AM to check on the area. Jeni emailed Carly with some resident concerns and issues. It was reported some people are leaving trash and have had nasty music playing, kids jumping the fence etc. It was also reported that someone is coming to the pool with many more than her own children and that is a violation that can lead to suspension or revocation of the pool pass.
- Architectural Review Chair (Bob McKenzie)
 1. Mac reviewed the approval of landscaping, a deck, and placement of a shed at 2628 Paddock Circle.
 2. Mac also reviewed the pool addition on 2634 Paddock Circle which has been approved and is already in construction.
 3. A homeowner on Arabian Court requested approval for a deck and railing to be placed, it appears, on the front of their home. Mac will look into the HOA rules to see if this is permissible. He has not approved it at this point.
- Landscape Chair (Bob McKenzie)
 1. “Kenny” suggested increasing the service around the pool to remove weeds and general maintenance of the pool area. It is currently 2x monthly. He suggests 4x monthly. It would be an addendum to the contract and an increase of \$150 wk. He suggested he could also not increase the price but the trade-off would be not taking care of the retention pond weeds which could lead to overgrowth. Mac suggested we should have him write something up with his bid for this and he will discuss it with him or suggest he come to the meeting to explain his ideas.
 2. One of Kenny’s employees lost the key card to enter the pool. There was some discussion as to whether or not he should have to pay to reissue the card and it was decided he did not need to pay for the replacement.
 3. It was reported that there has been some problems with the back entrance to the pool and electrical problems with the timers. It was suggested that we bypass the timers and use a \$15 photocell. Mac will look at it with Kenny. Due to the immediacy of the situation Laura made a motion to allow up to \$250 to repair the timer if needed. Janet 2nd. Motion passed.
- Yard of the Month Chair (George Wallace)

Yard of the Month went to the Sullivan family@2716 Paddock Circle.
- Welcoming Chair (Jenilyn Troost)
 1. Jenilyn reported there is a new family on Saddlehorse and she will be visiting them as soon as she finds out the address.
 2. Jenilyn also reported she has been visiting families and they are happy to get information on the community and are feeling more welcomed. She will continue to address the parking ordinances and other HOA rules with residents as she sees them.
 3. Jenilyn also suggested that we have a saying for the community potluck party – “Bringing Unity Back into the Community!” It was decided that the party should be the 1st week of November, possibly Saturday 7th? She will meet with Libby and Laura and any other volunteers for the party when Libby returns from vacation.

Next Meeting

Next meeting – Tuesday, June 16, 2015 and the meeting will be held at the pool.

Meeting was adjourned at 7:52 pm. (Motion made by Laura and 2nd by Jenilyn)

