

November Meeting Minutes

Silver Oaks Phase II Homeowners Association

Board of Director's Meeting

Tuesday, November 17, 2015

Meeting Location: 2628 Paddock Circle

Board Members present:

President: Charles Charamut

Vice President: ~~Dennis Simmons~~

Treasurer: Laura Brown

Secretary: Janet Troost

Board Member at Large: George Wallace

Board Member at Large: Rachel Catalano

Pool Committee Chair: ~~Carly Maguadog~~ (Resigned effective end of year)

Welcoming Committee Chair: ~~Jenilyn Troost~~

Architectural Review: ~~Bob MacKenzie~~

Landscape Committee: ~~Bob MacKenzie~~

Yard of the Month Committee Chair: George Wallace

Not present: Dennis Simmons, Carly Maguadog, Jenilyn Troost, Bob MacKenzie

Proceedings:

Meeting was called to order by President Charles Charamut at 6:30 PM.

Approval of minutes from 10/20/2015 – Motion to approve by George - 2nd Laura without changes

Treasurer Report – Motion to accept by Janet - 2nd George

<u>Checking Account</u>	<u>Escrow Account</u>
Old Balance \$ 33200.57	Old Balance \$ 6278.98
New Balance \$ 26963.11	New Balance \$ 6278.98
Dues Paid (past month) \$ _____	

Old Business

- Covenants/By-Laws - All email addresses received a draft. Laura stated she had proposed changes and gave the Board a partial list of changes to be incorporated. She will get the rest to us before the next meeting. Chuck will make sure Nathan (Lawyer) gets a copy of what we have so far. This Secretary sent a Facebook message out requesting anyone who has not received a copy of the draft to notify her. **TABLED until January**
- Results of discussion w/ Code Enforcement Officer (Janet) – This Secretary reported that if any Sheriff's Deputy refuses to handle any code violations (including parking issues) we need to contact the Sheriff and let him know. They must act on any complaint of code violations.
- Results of calls to 2600 Paddock Circle (Damaged roof/dead tree) (Janet) – This Secretary sent another letter and email to the owners. I also called the phone number we have listed and it is now disconnected. I will send another letter, this time certified, to the owners as they have not responded. Chuck will also have Nathan start on a lawyer letter to them as well. It has been reported there is mold in the house as well.
- Community Rules - Tabled until January
- Feedback re: Community Picnic - Chuck said he received very good feedback about the Picnic and everyone had a good time. There was discussion about maybe doing one in the spring to open the pool. It was decided to coordinate it with Spring Break in the Okaloosa County Schools. A motion was made by Laura and 2nd by Rachel to change the Community Picnic date to the Pool Opening in the spring. Date was chosen of March 18, 2016. It was also discussed that there were some children under age 14 in the pool without adults being present around the pool area. We will need to make it clearer next year that the rules remain the same and no children under age 14 in the pool area without an adult present. It was also discussed to try to get more money from Phase 1 towards this occasion. It was decided we will have the Bouncy House again as well as the SnoCone machine, and perhaps see if we can have Pony Rides also.
- Signs for pool parking – Final version approved and Janet will order. We will purchase poles to put them on.
- Neighborhood Watch – As per Chuck it appears the "Neighborhood Watch" is really an "If you see something, report it to the Sheriff's Dept." There is no real Watch group to peruse the community and we don't want anyone to be put in any position to be in danger by confronting anyone.
- 2016 Budget
 1. Laura said she will try to get the lien letters out.

2. Laura will also call to see if we can get a less expensive accountant for the HOA.
3. Laura will also write down a list of what the Accountant does and Janet will send out a letter to all accounting agencies to get quotes. Janet will also send out a Facebook message on Facebook re: this.
4. Laura stated we will need to budget \$200 - \$300 to replace the grate in the pool as that is required every 5 years. George will send Kris an email to check on pricing for the grate.
5. It was discussed we need to get someone in to check cracks in the pool.
6. Mac was to get 3 quotes to repair the pool deck. This was tabled as Mac was not at this meeting.
7. Mac was also to get a quote to clean up trees and shrubs by Havenmist pond.
8. It was also discussed we need to get quotes on pool cameras and monitors as well as the deck and cracks already discussed.
9. It was also discussed to add into the 2016 budget sidewalk repairs.

New Business

- Christmas Decorations Phase 2 entrance – Chuck stated the decorations are in the shed behind the pool. It was decided Janet would put out a message on Facebook and email that December 5 @ 3 pm would be decorating day and we would ask for volunteer help as well as donations of decorations.
- It was also discussed that people have been throwing trash out their car windows and we should remind people not to do this. Janet will put this on the Facebook message she is sending out.
- It was also discussed that maybe we could use prisoners from the county jail to do clean-up in the community as Phase 1 seems to be doing it. Chuck will check on that.
- Rachel asked if she could paint the white box on Havenmist that has graffiti on it and the Board approved that

Committee Reports

- Pool Chair - OPEN POSITION – Janet will put out call for volunteer for this position on Facebook and in a “Newsletter email.”
- Architectural Review Chair - Review form was approved by the Board and it should be put on the Website. Janet will contact the Webmaster to have this done.
- Landscape Chair – no report
- Yard of the Month Chair – Christmas Decorating Contest to take place 12/21/15.
- Welcoming Chair – no report

Next meeting – Tuesday, January 19, 2016 @ 6:30 pm and the meeting will be held at Davidson Middle School.

Meeting was adjourned at 8:08 pm.