

# October Meeting Minutes

Silver Oaks Phase II Homeowners Association

Board of Director's Meeting

Tuesday, October 20, 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: VACANT

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: Rachel Catalano, Martin Rozens

Not present: Dennis Simmons, Carly Maguadog, Jenilyn Troost

## Proceedings:

Meeting was called to order by President Charles Charamut at 6:38 PM.

Approval of minutes from 9/15/15 – Motion to approve by George Wallace, 2<sup>nd</sup> Laura Brown without changes.

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

<u>Checking Account</u>	<u>Escrow Account</u>
Old Balance \$ 35883.37	Old Balance \$ 6278.61
New Balance \$ 33200.57	New Balance \$ 6278.98
Dues Paid (past month) \$ _____	

Laura also reported we got a check from Scruggs on Havenmist

## Old Business

- Covenants – Tabled until November meeting (NOTE: these were emailed to all homeowners Phase 2 10/23/15) George noted the Pontoon boat was back but he will speak to the owners to have it removed. A report was taken initially (OCSO15CAD136312). President Charamut asked Janet to contact the Code Enforcement officer (Ron Cliff @ 850-423-4855) to see what can be done re: this ongoing parking issue. It was also discussed that 2600 Paddock Circle still had the tarp on the roof and the tree that lightning struck was dead and leaning in that yard with concern it could damage the pool. Janet Troost indicated she would call the owners and Laura would forward the phone contact information for them to her. President Charamut requested we take a non-adversarial tack with the call first but if we get no response then we will have to be more aggressive with the situation.
- Community Rules – Tabled until November meeting
- Community Picnic – Janet Troost reported for Jenilyn Troost that everything was set for the Picnic. George Wallace motioned to allow \$500 towards the costs of the picnic. Bob MacKenzie 2<sup>nd</sup>. MOTION PASSED. Money will be used from the pool budget. We were also notified by Phase 1 they were giving us \$100 towards the picnic. Janet reported we have the bouncy house rented as well as some tables, chairs, and a sno-cone machine. We will provide burgers, hot dogs, condiments, rolls, and soft drinks. We have several people bringing side dishes and 2 people to bring grills and who will grill for us. It was also suggested that we send out a Facebook and email message to homeowners regarding the parking (handicapped area only in the parking lot, otherwise all other parking on the street at the pool) as well as NO alcohol at the picnic. Janet will send out messages.
- Signs for pool parking – Motion was made by Laura Brown to order 6 signs for the pool (one for each side of the entrance, and 2 for each side of the parking lot) It was 2<sup>nd</sup> by Mac. Money will be used from the pool budget. MOTION PASSED. Janet will order the signs.
- Report on Neighborhood Watch Meeting 10/13 Chuck reported there was a change of venue because we do not have the insurance paperwork for the school and he tried to contact Ashley Bailey from the Sheriff's Department that it would be at the pool but was unable to contact her. Janet put word out on Facebook of the change of venue. No one else showed up. Chuck did mention he was told we will get the new Neighborhood Watch signs for Phase 1 and Phase 2 to put at each entrance. It was also discussed that we might think about putting "no thru" signs at entrances

however it was reported they are county roads and we cannot put a sign like that up. (Note-Janet reported later that Ashley Bailey will be at the Community Picnic to speak with us regarding the Neighborhood Watch.)

- Fall Yard Sale – The Board decided that we would choose a scheduled day each year for the yard sale so everyone is aware of it a long time prior. The Board chose the 2<sup>nd</sup> Saturday in October which for next year will be October 15, 2015. It was discussed to have Phase 1 maybe choose a scheduled day also in April.
- Designing Spaces home on Havenmist – Janet will contact the Deputy Sheriff (Douglas Schwall) to invite to the “unveiling.”

#### **New Business**

- 2016 Budget – it was discussed that we need to think about the budget and what we need to look at budgeting for. It was discussed to make the Community Picnic a line item as well as looking at pool deck repair and getting estimates for that to consider in the budget as a line item also. We also suggested Laura contact the accountant to make sure the HOA dues letters go out in a timely manner 0 no later than March 1<sup>st</sup>. It was also mentioned that concrete repair work can be done by Emerald Construction, as they have done good work for some homeowners and the HOA in the past.
- Member-at-Large position open. Rachel Catalano agreed to take on that position to complete HOA Phase 2 Board openings.

#### **Committee Reports**

- Pool Chair (Carly Maguadog) – President Charamut asked Janet to call Carly to see if she was still going to be interested in being Pool Chair next year.
- Architectural Review Chair (Bob McKenzie) –
- Landscape Chair (Bob McKenzie) - Bob received a request from Renee West (landscaper) to do the project for the Parkes family of Havenmist (Designing Spaces). This was approved by Mac. Mac also noted that we have some trees/bushes on Havenmist that need to be cut back and he will contact someone to get pricing to have that completed.
- Yard of the Month Chair (George Wallace) – Yard of the Month for October was 2728 Arabia Court (Charamut family). Janet also asked if we do a Holiday Yard of the month and it was reported we used to but haven't in a while. We will reinstitute that this year. Notice will go out in email and Facebook to homeowners and all homes to be considered will need to have decorating done by December 20<sup>th</sup>. The prizes will be 1<sup>st</sup> place \$100, 2<sup>nd</sup> place \$75, and 3<sup>rd</sup> place \$25. We will increase the budget for this by \$200 for Yard of the Month
- Welcoming Chair (Jenilyn Troost) – It was reported there is a new family on Havenmist (3 houses from Rachel) and their name is Maria Sophia. Janet will forward the information to Jenilyn to make a visit to them.

**Next meeting** – Tuesday, November 17, 2015 @ 6:30 pm and the meeting will be held at 2628 Paddock Circle.

**Meeting was adjourned at 7:50 pm.**