

September 2016 Meeting Minutes

Silver Oaks Phase II Homeowners Association

Annual Board of Director's Meeting

Tuesday, September 20, 2016

Meeting Location: Crosspoint Church

Board Members:

President: Charles Charamut

Vice President: Dennis Simmons

Treasurer: Laura Brown

Secretary: Janet Troost

Board Member at Large: George Wallace

Board Member at Large - open

Pool Committee Chair: Ashley Schuster

Welcoming Committee Chair: Jenilyn Troost

Architectural Review: Bob MacKenzie

Landscape Committee: Bob MacKenzie

Yard of the Month Committee Chair: George Wallace

Not present:

Also present: Martin Rozens, Charles Baugh, Wayne Harris

Meeting was called to order by President Chuck Charamut at 6:35 PM.

Approval of minutes from 7/18/16 – Motion to approve by Jenilyn Troost - 2nd George Wallace without changes.

Treasurer Report

<u>Checking Account</u>	<u>Escrow Account</u>
Old Balance \$ 47294.91	Old Balance \$ 6276.05
New Balance \$ 38772.99	New Balance \$ 6276.05
Dues Paid (past month) \$ _____	

Wayne Harris was introduced by Chuck Charamut as our guest speaker. He is the outgoing County Commissioner for Okaloosa County.

Wayne thanked us for being a good HOA and looking out for our community and said this meeting was his last function as our outgoing county commissioner. He introduced us to Charles Baugh who is running as a write-in candidate for Commissioner and Wayne was endorsing him. Questions were asked about the following:

- Speed bumps – County will not pay for them and basically said people do not really like them and will complain once they are down. We legally cannot do them either.
- Parking issues – we can enforce out HOA parking rules but the Sheriff may not back it – we can issue fines however through the HOA and violations will be assessed against homeowners/tenants through the HOA only. He suggested we have a lawyer write up a letter but we need to have our own violation/fine code to relate to. He also suggested we contact Jason Autry in the County Public Works office as they may get us some “no parking” signs we can put up as a deterrent. Also he stated that the first 10’ of all homeowner’s property is actually county property so there is no problem putting signs up.
- Oak Hill Drive – Wayne stated this should be completed soon. He said it was a problem with a homeowner wanting an exorbitant amount of money for a “right of way” and “we do not do eminent domain” so it took a long time to work it out. He said reasons why some road work doesn’t get done faster is for 2 reasons – money and people to do the work.
- PJ Adams Bypass – has started and they are working on the engineering process now.
- Phil-Dirt – there is no zoning issue with regard to this company so there is nothing we can do about them destroying views for homeowners in our community.

Old Business

- Accountant change - Tabled until November – Chuck is reviewing a letter he received
- Pool cameras -\$1500 was approved in March 2016. Chuck will purchase 8 cameras with DVR
- Covenants, By-Laws, and Community Rules -Tabled still waiting for attorney to review – Janet will adjust By-Laws and send all to Chuck for lawyer.
- Board attendance – Rachel Catalano has been discharged from her position of Board Member at Large as she has not attended any meetings for several months.
- Budget adjustment requested by Mac for Annual/Biannual tree service – Mac met with Danny and they rode around the community to assess needs for next year. There is a dead oak tree near RT 16 and also Havenmist is overgrown again. There were 12 other areas assessed as needing regular maintenance. He gave an estimate of \$2600 to do the 12 areas, oak tree, and Havenmist. George Wallace motioned to accept that bid, Jenilyn 2nd – MOTION PASSED

- Signs in yards – it was decided that the only signs permitted on the property of homeowners are “House for Sale” signs, Yard of the Month, and Security signs, i.e. ADT. Any other signs may be placed on a porch or in a window, i.e. political signs etc.
- Chelco street lights – Completed
- Power washing some common areas - completed
- Pool grate – completed
- Leaning oak tree - completed

New Business

- Parking complaints – Towing – Chuck will call OC Towing to see what can be worked out with them regarding parking issues. He will check if the vehicle owner would be responsible if we request the tow under our rules or if the HOA will be responsible.
- Issuing of complaints – Responsibility of the Board of Directors
- Fall Community Yard Sale – Hosted by Phase II – Laura will put ads in usual places. Janet will handle Facebook and place notices in Crestview Buy/Sell and Okaloosa County Yard Sales as well as post on Silver Oaks and send out email. Chuck will put on Craigslist. Chuck will be away so Dennis will get signs and place on Monday before the yard sale.

Committee Reports

- Pool Chair – (Ashley Schuster)
 1. Ashley asked about replacing chair straps. She said to have someone do it would be \$100 chair. To do it ourselves would be \$80 total for all chairs to purchase the strapping. Mac and Dennis said they would help with re-strapping. Motion made by Dennis Simmons to purchase strapping for \$80 and 2nd Jenilyn Troost. MOTION PASSED
 2. She also asked about the discussion we had regarding a new system for pool passes. Passes would now contain family picture as well as DOB for all (proof using birth certificates). This would prevent the use of a pool pass by others as well as verify age of children. All residents requesting a pool pass would have to show up for a picture when they obtain the annual pool pass. Chuck will send out a letter regarding this new procedure.
 3. Age of 14, 16, or 18 to be unsupervised at the pool – Ashley mentioned she felt an older age would be beneficial. Tabled to November.
 4. Ashley mentioned some people have asked if they could reserve the pool for a party or if outside people could pay to use the pool. The Board discussed this and due to laws governing private HOA pools and public pools, we cannot allow outside people to get a pass because then we would fall into a “public” pool domain where we might have to have lifeguards and have water tested daily which we could not afford. Also we cannot set aside time and close the pool for a party. It would not be fair to other users, however anyone can have a “party” there whenever it is open as long as the rules are followed as to number of guests normally permitted and no food or beverage would be permitted.
- Architectural Review Chair (Bob McKenzie) – Mac stated that Faulkner was complete.
- Landscape Chair (Bob McKenzie) - Mac will ask Kenny to come to explain what we need to do but he will also get other quotes for annual maintenance. He also said we need to re-sod some areas and re-plant flowers etc at the back entrance and it needs to be better maintained. Mac will trim some of the bushes and trees and the borders need to be replaced or repaired. We did get a bid from Kenny however Chuck would like additional bids as well as some drawings as to what would be done. It was felt that it would take approximately \$950 to replace sod and \$1250 labor and materials to do the flower beds. It can be done now or in the spring. NO MOTIONS WERE MADE. There is also a problem with no power on one side. CHELCO would not run it. Mac and Dennis will work on getting an electrician to do this. Also this is the last year on the current landscaping contract with Kenny so Mac will be sending out proposals and getting bids for next year for everything under one contract.
- Yard of the Month Chair (George Wallace) August was Fuentes – September was Sterner
- Welcoming Chair (Jenilyn Troost)

Next meeting – Tuesday, October 18, 2016 @ 6:30 pm and the meeting will be held at 2628 Paddock Circle – We cannot have the church due to the election period.

Meeting was adjourned at 8:30 pm.