

July 2017 Board of Director's Minutes

Tuesday, July 18, 2017

Phase II Pool, Crestview

Board Members Present:

Vice President: Dennis Simmons

Secretary: Sarah Traver

Treasurer: George Wallace

Board Member at Large/Yard of the Month Chair: Laura Brown

Architectural Review/Landscape Committee: Bob Mackenzie

Pool Committee Chair: Ashley Shuster

Board Members Absent:

President: Charles Charamut

HOA Home Owners Present: Dave Daniels, Rose Daniels, Chris Jones, Ali Martin, Cody Martin

Meeting was called to order by Board Vice President Dennis Simmons at 6:36 PM

Minutes: Ashley made a motion to accept the minutes as they were and Laura seconded the motion.

Current Balances for Bank Accounts: \$52,569.62 in checking. \$6268.51 in Savings.

Old Business

Speed Sign- Dennis stated that the county needed to be called again about the work order on the pond and about the sign. It was suggested that the board get ahold of Angela Ethridge from Phase 1 to see what she recommends that we do to get the process sped up. The stop signs and the speed sign on the hill are not ADA compliant.

Plat Map- Chuck is out of town and he was working on this. The map is necessary to define where common areas are so that we can focus attention on these defined areas.

Drain-Dennis stated that we, again, need to find out where in the process the work order is. A member of the board stated that there was another individual that lives in Phase 1 that could be a possible point of contact for us regarding the county.

Pool Upright Chairs-Ashley stated that we needed to put a plea out to the Silver Oaks Facebook community about helping to restrap the chairs at the pool. She is hoping that we can get help from members.

Pool Cameras-Dennis stated that he will try to get to the cameras. He needs to redo the wires, tear the old stuff out, pull new wires through and set up the DVR to connect it. Chris Jones offered to help Dennis with this project.

Towing-Chuck was getting signs from the towing company similar to the ones at the pool. . There are still issues with individuals parking on the common areas at Havenmist and several cars have been spotted overnight at the pool as well. The board agreed that someone will have to get towed in order for the board to be taken seriously. OC Towing is the one that our Phase uses for towing and their number is clearly marked on the signs. The non-parking times are from 10:00 PM to 6:00 AM.

Landscape- Rose Daniels presented the board with an idea about the back entrance. She suggested that we do the back landscaping in stages. She suggested that Stage 1 would be to clean it up, take out the edging and just clean out the areas on both sides in general. She then stated that Stage 2 should be to simplify and that less is better. She suggested that we reduce the bed, get the mulch up and not have edging at all. She stated that if we had fencing all the way down both sides to the home-owners property line, it would separate the properties from the entrance. She also suggested that a simple lighted Flag Pole could be put in on the right side of the entrance and a simple low stone border or some type of small border could be put around the flag.

Boys Bathroom-Dennis stated that he needs to find matching paint for the boy's restroom

Swimming Lessons-Sarah stated that this is something that can be discussed for next summer since it is so late in the season at this point.

Pool Resurfacing-Dennis stated that he put epoxy on the steps to the pool to fix cracks.

Survey For Roof-This project is still ongoing as Chuck was working on doing a Survey Monkey out to residents. However, this may be an issue doing an electronic survey when many homeowners do not give the board their email address.

Homeowner Concerns- One of the board members picked up the brush that had been lying on the side of the road in a common area for several months. A homeowner suggested that we find out what the legal definition of Littering is so that maybe individuals that dump their yard waste in common areas could be fined for littering.

Annual Meeting: The annual meeting will take place August 1st. A letter went out to all home owners about the meeting via mail.

New Business:

Newsletter- Ali Martin asked whether the HOA had ever done a monthly newsletter. Discussions were had about whether we would do a newsletter every month or every 6 months. The concern is once again that many individuals do not have email or use the Facebook page so they would not receive the newsletter. Allie stepped up to offer her time to help with welcoming new members and getting information from all homeowners regarding email addresses, correct contact info etc. She suggested doing a welcome folder that included items such as: HOA Rules, Board Member info, Facebook info and details about events in the community. She also suggested that for any handouts for Phase 2 that a designated person on each road deliver letters to individuals by attaching them to the flag on their mailbox. Allie is personally going to work on getting contact information in the neighborhood. She will let individuals know that the emails are specifically for HOA use.

Tree Service-The board decided that since certain common areas are only done twice a year that we need to look into finding a tree service. Chris Jones suggested that we look into DMV Tree service and that we get a quote from them. They are licensed and insured. The board agreed that we need to be proactive about common areas so that they do not get overgrown. The plat map will help determine what is Okaloosa County property and what is our responsibility. Chris Jones suggested that we get military groups to come do a weekend project of cutting trees, etc. He stated that his group would be a large group and could help homeowners as well. . He will contact his group and see what dates are open.

Lights- Sarah stated that there are far too many lights out in Phase 2. The count was 16 lights out just on Paddock Circle.

Items behind Fences-Several homeowners have complained about RV's and other equipment and items not behind fences as is listed in the HOA Covenants.

Committee Reports:

Architectural Review/Landscape: An individual put in a request to put a pool in but rescinded. Bob stated he will talk to K and R about missing sprinkler heads as well as broken ones at the pond and back entrance. Ali stated that she would volunteer to get bids on different lawn service for the community.

Yard of the Month: July Yard of the Month was not done but she is on the lookout for a yard for August.

Pool Chair: Ashley stated that the pool signs are done and needed to be picked up.

Treasurer Report: George requested that Mr. Jernigan's past fees be waived from his HOA dues account. Mr. Jernigan has paid his dues in full on time for the last 4 or 5 years. His lean on his house is about to go away for past dues so George suggested that we wipe them clean. He owes \$1082.97 and would not be able to pay these dues. With the interest he would owe \$1263.67. George recommended that we write off these fees so that his account is up to date. George made the motion to do so and Dennis seconded the motion.

Next Meeting: August 1, 2017

Meeting Adjourned by Dennis Simmons at 8:12