

**SILVER OAKS PHASE II HOA
ANNUAL MEETING
TUESDAY, AUGUST 6, 2019
Crosspoint Church, Old Bethel Rd, Crestview, FL**

Meeting called to order at 6:33 by President Charles Charamut.

IN ATTENDANCE:

Board Members: President Charles Charamut, Vice President Eileen Kurtz, Secretary Mary Bergenstock, Treasurer George Wallace, Members at Large David Daniels & Shaunta Kulah, Committee Chairs: Architecture/Landscape Robert McKenzie, Welcome Damaris Charamut. Absent: Pool Committee Chair Cheri Dickson.

Residents: Joe Santoro, Sherry Arunkumar, Chad Winkle, John & Libby White, Margaret Wakeland, Vicki Harris (Stacy Daigle), Kim Staley, Brian & Denise Hapner, Rose Daniels, Kyle Colvard, Martin Rozens, Paul & Laverne Wichman, Lester George.

Valid proxies: Austin, Douglas & Najela; Brown, Kathryn; Carey, John; Childress, Martha; Dale, Ronald & Barbara; Dickson, Cheri & David; Fillbrandt, Bobbie & David; Friend, Charles; Fuentes, Anthony & Sharon; Hackleman, Billy & Miok---deignated proxy Dave Daniels; Honstetter, James & Tanyia; Jackson, Victor; Jernigan, Donald & Mae; Johnson, Harry; Marchand, Bill; Martin, Alison & Cody; McLaughlin, Stephen; Meyers, Bernard; Neel, Kenneth; Nichols, William & Mary; Reyes, Robert & Diane; Robinson, Tammy; Simmons, Mary; Sterner, Ralph & Elizabeth; Stewart, Lenwood & Diana; Timo, Brenda; Turner, Donald & Jo Ellen.

Quorum established with 17 members present and 27 qualified proxies (total 44, 36 needed)

President Charamut opened the meeting by welcoming everyone and thanking them for coming. He stated the meeting would adhere to Florida Statute 720 regarding HOA meetings; all members (owners) have a right to attend and to address the Board with their concerns, but, must sign up to speak and will be limited to a maximum of 3 minutes to talk. Topics should stick to facts, devoid of emotions, facebook comments not applicable. Only Board of Directors may vote. After introducing the Board of Directors and thanking them for their dedication and service, he praised the Sheriff's office for their support, rapid response time & extra patrols. Then he addressed many points as follows: the health of the community, problems and challenges of the past year, financial considerations, and forth-coming needs and improvements. The floor will then be opened to members to address the Board followed by the Board voting on issues and election of officers.

Health of Phase II HOA:

1. The board is full except for position of President, 3 year term expired and for Treasurer due to resignation by George Wallace. President Charamut said he plans to run again and that Kyle Colvard wishes to run for Treasurer. President Charamut thanked George for his many years of service as past President, Vice President, Secretary, and Treasurer.
2. President Charamut expressed gratitude to George Wallace for outstanding fiscal responsibility by bringing overdue HOA assessments out of the red and into the black. Once there were many delinquencies that George whittled down to 2 and we now have reserves of over \$20,000 to meet unforeseen repairs/improvements.

Use of funds:

1. Contract for grounds/lawn upkeep (back entrance, ponds, common areas, rock walls).
2. Contract for pool maintenance & facility cleaning (2 vendors who do phenomenal jobs).
3. Pool lighting, cameras, new furniture, parking lot lights.
4. Pressure washing of fences, walls, and pool area.
5. Increased neighborhood lighting.
6. Accounting contract, attorney's retainer & legal fees, insurance.
7. Maintenance & cleaning of Havenmist Pond (unlike the retention ponds which are taken care of by Okaloosa County, the Havenmist Pond is deeded to Phase II as a recreational area which we are responsible for maintaining).
8. Escrow funds for Havenmist Pond (previously a clogged drain repair cost \$7,000) and replacement of the deteriorating pool deck..

Financial report: Treasurer George Wallace reported the checking account has a balance of \$37,395.06 and savings (escrow) of \$31,491.41. A spread sheet was distributed showing a monthly expenditure breakdown & annual budget projection; a couple of items may be over budget, but there are others that are under; the end goal is to stay within the budget for the year.

Old Business:**Pool issues & items addressed at a Special Meeting August 1:****Considerations:**

1. Members (owners) of Phase II own the pool.
2. The pool is a huge selling point for our homes and we all enjoy what it offers.
3. We want to make sure we can continue to enjoy this amenity.
4. We as owners should be the priority and not someone's guests.
5. The pool can be a lawsuit waiting to happen; although we carry a lot of insurance still a great risk.

Recent Issues:

1. Pool is being used all hours of the day and after hours.
2. People are playing offensive music, appear to be using alcohol (evidence of containers in trash cans), and entering the pool after hours.
3. Non-residents are using the pool without the presence of homeowners.
4. It has been observed that more guests are using the pool than those with pool cards.
Remember, we are the priority and should be the primary users; we should never feel compelled to leave the pool because of guests causing problems.
5. We need to address problems we see---call a Board member or Sheriff or intervene when a dangerous situation exists. A recent example is intervention by a Board member who went to use the pool and found a young teen perched atop the pergola ready to dive; by talking to this child the Board member prevented a probable serious injury or death.

Parking lot problems:

1. Being used as meeting place for many illegal activities---The Sheriff has advised us to call when we see the following activities:
 - a) Drug use, drug deals

- b) Drinking
 - c) Sexual activities
 - d) Loud/ offensive music
 - e) Living or sleeping in illegally parked cars
 - f) Use of grounds for bathroom needs
2. Legal counsel: Lawyer consulted---2 questions:
- a. Can we prohibit guests---advised can decrease to 2; beyond that not advisable.
 - b. Can we change closing to 8 PM---Yes, it is in our authority & would be supported.

Per President Charamut we have to figure out a way to stop all unauthorized activities and **TAKE BACK OUR COMMUNITY**. How do we control and/or solve these problems? Lights, cameras, human element, patrolling, physical deterrents---what are best methods or combinations there of. Think root cause of the problems and not symptoms.

MEMBERS REQUESTING TO ADDRESS BOARD:

Kyle Colvard, Rose Daniels, Margaret Wakeland, Sherry Arunkumar, Libby White

Items addressed:

Several comments were made about the appearance of individual and community property---mail boxes needing replacement, leaning or oxidized lamp posts, grass growing in sidewalks (safety factor), lawns should be weeded and edged as well as grass cutting, improvement of the appearance of the back entrance, cars parking on grass, especially Havenmist Pond, basketball hoops in the street, many people not using yard lamps, and where to purchase new mail boxes.

Pool issues included comments regarding the age of pool users (& their guests) in that it seems most problems at the pool are caused by the 15 to 17 year old age group. Also, unsupervised age should be greater than 14 years; should pool cards be turned over to the younger generation vs guests limited to (adult) owners. Other communities with pools require those less than age 18 to be supervised by an adult.

Response(s) by President Charamut:

Lamp bulbs possibly burned out or a photo sensor needs to be installed; he could help change bulbs.

Although there can be more improvements, the back entrance is a work in progress; over grown shrubbery & yard debris have been removed and lighting & sprinkler systems have been installed/repared; ideas and sketches for a more aesthetic look are welcome.

Regarding the other remaining deficient physical issues addressed we do have a tool we can use---FS 720 guidelines/requirements about fines, punitive measures, etc for those who disregard HOA Covenants. A panel of 3 homeowners (Board members & their families cannot be on this committee) are authorized to write up and issue complaints to violators who would have a time limit to respond and/or correct; we need to check with the attorney about proper wording.

Votes:

1. Change pool hours? No; motion by Eileen Kurtz, 2nd Shaunta Kulah; approved.
2. Parking lot lights; install 2 more with GFI, power junction box, LED lights, other materials labor; estimate \$500 to \$650. Motion by David Daniels to allot \$650, 2nd Mac McKenzie; approved.

3. Change number of guests---table for now to consult lawyer.
4. RFID (armbands)---table need more information & pricing
5. WiFi access---motion to allot \$250 for installation by MacMcKenzie, 2nd David Daniels; approved.
6. Loaning of pool key---motion to check with lawyer before making a decision by Eileen Kurtz, 2nd David Daniels; approved.
7. Use of alcohol---motion to check with lawyer by George Wallace, 2nd Mac McKenzie; approved.

Technical solutions: Options, bids, comments,action taken

David Daniels gave a presentation with quotes for security equipment from 3 companies; options from each were pretty much the same for camera, card access, remote monitoring, and logging in times of entry, exit, and card holder number (ID).

A to Z submitted a bid for \$3898 for all the above.

Westco came in at \$5200 for a similar package. However, for additional security they added an automatic parking lot gate system which would open & close at hours of pool use. Although this is normally a \$7,000 add-on they are looking to install a couple of demos in this area and charge installation fees only bringing the total package to \$6,200.

The third company, Securidyne quoted \$6526 for the basic equipment, but adding a gate would bring the total to \$20,503.

There were several questions and comments before President Charamut requested a motion: the kind of gate to be installed, its dependability, repair/maintenance costs, and the reputation of the company. Mac McKenzie (who has worked many years with a high-end builder) stated his company knows and uses Westco for their housing security and that they are reliable and trustworthy.

Eileen Kurtz presented several options for manual gate ideas including a home-built one for about \$500 to \$600 for materials, farm style gates in the vicinity of \$180 each, and wrought iron ones from Amazon, \$1000 or so. However, even though each of these would require installation, we could save a lot of money. “But, what happens down the road when people tire from opening & closing the gate daily?” was asked.

At this point President Charamut asked for a motion; Mac McKenzie moved that we go with the Westco bid, 2nd Shauta Kulah; approved.

Other:

A question was asked about the metal roof survey; President Charamut responded that the results were about 2:1 for, however, this is not your Grandpa's barn roof---new metal roofs look identical to shingle style we now have. This issue involves 3 steps---a survey, a legal interpretation of wording in the Covenants (Article V, Architectural Review, Section 3) and setting guidelines; we will address later.

In answer to a question about solar power, President Charamut said per the lawyer and Florida energy statutes, use of solar panels cannot be denied, but communities have the

right to set guidelines on the placement of said panels; more discussion needed.

Eileen Kurtz read regulations regarding the election of Board members according to FS 720 & Silver Oaks Phase II By-laws; tonight we will be electing 2 people to the Board due to vacancies and select a President & Treasurer from those elected at next month's meeting. David Daniels moved we fill the 2 positions with the 2 candidates since there was no one else interested; 2nd by George Wallace---Charles Charamut and Kyle Colvard voted to Board unanimously.

A plaque was presented to George Wallace for dedicated service since 2005.

Next meeting is September 17 at 6:30 PM.

Meeting adjourned at 8:11 PM

Signed,

Mary Bergenstock

