

**SILVER OAKS PHASE II HOA
BOD MEETING MINUTES
TUESDAY SEPTEMBER 17, 2019
Crosspoint Church, Old Bethel Rd, Crestview Fl**

Meeting called to order at 6:30 PM by Vice President Eileen Kurtz

IN ATTENDANCE:

Board Members: Vice President Eileen Kurtz, Secretary Mary Bergenstock, Treasurer pro tem George Wallace, Treasurer elect Kyle Colvard, Members at Large Dave Daniels & Shaunta Kulah, Committee Chairs: Architecture/Landscape Mac McKenzie; Pool Cheri Dickson; quorum present.
Absent: President Charles Charamut, Welcome Committee Chair Damaris Charamut.

Residents: Joe Santoro

First order of business: The election of officers to open positions was moved by Eileen Kurtz seconded by David Daniels with Charles Charamut for President and Kyle Colvard for Treasurer; all approved.

Approval of minutes: Special meeting August 15 minutes approved after motion by Eileen Kurtz, second by David Daniels.

Treasurer's report: Checking \$27,785; Savings \$31,491.

Committee reports:

Architecture/Landscape: Approval for removal of pergola to be replaced by a metal one at 2735 Arabian Court.

Pool: Cheri Dickson reported recently she had Phase I residents who wished to get pro-rated pool passes; she checked with President Charamut who said we don't do that. After a discussion by the BOD it was decided to address the issue prior to next season. Cheri has updated the data base for the pool key numbers matrix for the technician installing the security system and will provide a copy to anyone who wants one. Mary Bergenstock asked for clarification regarding the issue of cards to tenants; owners pay the fee and tenants complete the form and pick up the cards; the form indicates whether Phase I or II and if the resident is the owner or renter.

Welcome: No report.

Old Business:

1. Update on timer replacement at Lake Silver entrance finished.
2. Shed door repair pending.
3. Waiting for 3 bids on the pool deck repair. Per President Charamut the cap

around the deck will definitely have to be repaired at the end of the season, but he wants Robert McKenzie, David Daniels, Eileen Kurtz & himself to inspect the deck to see if the repairs on it can wait another year.

4. Metal roof survey results (verifiable) were 22 in favor, 12 against. The survey is the first of 3 steps prior to approval of metal roofs; step 2 is legal interpretation and step 3 is establishing guidelines.
5. Solar panels revisited; Florida statutes allow for the use of solar energy panels; however, the BOD can regulate placement, appearance, etc .
6. Eileen Kurtz will contact management companies to see if they will handle code/covenant violations only. Per Covenant Use Restrictions the HOA is authorized to enter a property which the owner has failed to maintain properly, and following written notice may be remedied by the Association with expenses charged to the home owner which are recoverable by the HOA. David Daniels suggested hiring a retired individual who might charge a nominal fee as opposed to a management firm's fees. Mary Bergenstock re-iterated President Charamut's advice to have a panel of 3 individuals to oversee such problems, but will need to seek legal help regarding wording. Eileen Kurtz reported President Charamut erected three no parking/towing signs on Havenmist; two were successful in that those who had been parking by the pond have started parking in their driveways. The third was removed; although the Sheriff's department investigated, it cannot be found. (NB: Upon approval of minutes at the October 15 meeting President Charamut said that actually 4 signs had been placed, with one disappearing almost immediately after placement which leaves only 2 signs remaining.)
6. Eileen Kurtz gave a presentation on web site proposals. A verbal proposal from Go Daddy was for just under \$2,400; awaiting a written bid. CMK Enterprises quoted a total start up fee of \$1,093.96 (\$243.96 for domain registration and \$850 for web design, training, etc). There will be additional annual hosting fees TBD. Shaunta Kulah asked if there was possibly a neighborhood IT/web designer who might be more affordable. Kyle Colvard suggested a proposal from WIX.com; easy, auto-setup, and tech friendly for less than \$100; Eileen will look into.
7. Update on pool security & lighting: Per Mac McKenzie the timer has been changed, lights replaced and everything is working. David Daniels said that we are waiting for Cox to install the internet; because they have cancelled at the last minute (holding up Westco and the electricians) the \$150 installation fee is being waived because of less than 24 hours notice. Concrete has been removed and the foundations set up to install the gates. 2 votes are needed to complete the security phase: \$500 to the electrician (job turned out to be more work and needed more supplies than initially anticipated) and the monthly bill to Cox with the junk fees brings the bottom line closer to \$70, so it needs to be increased from \$60 monthly. David Daniels moved for approval on both, second by Mac McKenzie, all in favor.

New Business:

1. Garage sale George Wallace suggested October 12; motion by Eileen Kurtz, 2nd by Shaunta Kulah. Sale hours are 7 AM to 2 PM. Eileen Kurtz will

place “save the date signage” at both Phase II entrances and in Phase I. To be posted on Craig's List and with sale day signage at Silver Oaks entrances and at 85 & Lake Silver.

2. Mary Bergenstock has updated the owner roster from the latest county records; there have been 13 property transfers in Phase II so this year. Of the 121 home owners, 11 have different addresses than Silver Oaks. George Wallace said we could contact Myong, the accountant at CRI for confirmation.

Next meeting: October 15.

Meeting adjourned: 7:55 PM

Signed,

Mary Bergenstock