

**SILVER OAKS PHASE II HOA
BOD SPECIAL MEETING
AUGUST 1, 2019
Crosspoint Church, Old Bethel Rd, Crestview, Fl**

Meeting called to order at 6:34 PM by President Charles Charamut.

In attendance:

Board members: President Charles Charamut, Vice President Eileen Kurtz
Secretary Mary Bergenstock, Member at Large David Daniels, Committee
Chairs: Architecture/Landscape Robert McKenzie, Pool Cheri Dickson,
Welcome Damaris Charamut; quorum present.

Absent: Treasurer George Wallace, Member at Large Shaunta Kulah

Members (residents): Joe Santoro, John Carey, Rose Daniels, Chad Winkle, Sherry
Arunkumar, Libby White, Margaret Wakeland, Kyle Colvard, Lynn Stevenson,
Kathryn Brown, Dave Dickson, Alison Martin, Cody Martin, Martin Rozens,
Linn Lukert; (Phase I Cindy & Mike Burke).

Purpose of meeting: Problems at pool and the pool parking lot.

Meeting format: President Charamut opened the meeting by stating Roberts Rules of Order
will be followed as well as Florida Statute 720 regarding HOA meetings in which
Special meetings can only address the stated issue(s). Only facts without
emotions will be allowed; facebook comments not applicable.

Pool entitlements: Pool is owned by Phase II to be enjoyed by its residents, is a huge selling
point for the community, and HOA members (owners) should be able to use
without the threat or fear of potential litigation by violators of the rules.

Problems/violations:

- 1) People using pool after closing time of 10:00 PM.
- 2) Pool being used by non-residents or non-card holders.
- 3) Guests exceeding limit of 4 people per household..
- 4) Parents not in control of children---2 potentially life threatening situations---
2 children under age 14 were alone at 10:00 PM (closing time); a BOD member
found a young man atop the pergola (anticipating a dive---shallow end of pool);
fortunately no harm came to any of them. The Sheriff was called about the 2
younger ones whose parent eventually showed up (non-resident of either phase
of Silver Oaks).
- 5) Beer cans and a large (empty) vodka bottle were found in the pool trash can;
alcohol consumption, glass containers, and food at the pool are prohibited by
health department regulations.
- 6) Infants & children in the pool MUST wear swim diapers. The health department
can (and has) closed down the pool for cleaning & sanitizing following leaky
diapers (usually a minimum of 24 hours).
- 7) Per distribution of reports from Sheriff's office, there were numerous problems in
the parking lot: trespassing, excessively loud noise, disturbance of peace, a
narcotic violation. One officer stated based on litter on the ground there was

evidence of drug usage.

- 8) A person was living in his car in the parking lot using the grounds adjacent to the home next door and its back yard as a personal latrine and was seen climbing the fence to enter the pool.

Current actions/remedies:

Board members are attending to daily pool activities by opening the pool at 6:00 AM closing at 10:00 PM with numerous checks throughout the day.

7 new cameras are in place.

Security tapes record the dates and times of pool activities.

Attorney consulted about legal issues.

Recommendations/deterrents: President Charamut offered the following:

We will have to spend some money to reduce or eliminate some of these problems---extra lights and wireless cameras in front and back.

A physical barrier for the parking lot.

A remote view via the internet that can be done on BOD members' phones---they could receive after hours alerts; the Sheriff could be called and violators could be charged with trespassing.

An electronic log to denote the owner of the pool card with entry & exit times.

Install a photo cell alarm.

Bids/proposals for electronic security: David Daniels reported we now have 3 quotes for an updated security system. Two companies are similar in price in the \$5,000 +/- range, but with different options available. The third vendor quoted > \$19,000 plus a monthly fee. More details at the next BOD meeting.

David said currently the 2 access pads do not communicate with each other since present system is non-smart key; presently cards have to be manually deleted.

Comments by residents: 9 resident members signed log requesting to speak: Joe Santoro, John Carey, Sherry Arunkumar, Rose Daniels, Margaret Wakeland, Kathryn Brown, Cheri Dickson, Mac McKenzie, Ali Martin

There were 5 comments that the everyone should not be penalized by shortening the pool hours because of a few bad apples.

Five people suggested adding more lights, higher intensity lights and motion lighting which would augment security visually.

Warning signage (violators to be prosecuted).

Install a gate across the parking lot.

Fence the parking lot.

There was a suggestion that for the safety reasons especially with drug trafficking & using, resident volunteers to patrol the pool area are not a good idea, but we need to rely on the Sheriff.

Someone pointed out that verbal warnings are not sufficient deterrents, but that violators need to be charged; also, they noted that several people have bad-mouthed the Sheriff's Dept on facebook saying they don't do their job, therefore they refuse to call the Sheriff. NOTE: President Charamut responded that we have a good working relationship with the Sheriff's office and that we should be supportive of them. The resident suggested President Charamut post that on facebook to refute the negative statements by facebook users.

Mac McKenzie stated that a lighting timer & GFI at the pool landscaping are not working and need to be replaced; cost probably \$150 to \$200.

Two residents volunteered to help with the daily closing at 10:00 PM so that the burden could be shared by more people.

A question was asked if there is a correlation between an increase in problems and the time of the year; seems to be worse when school is out.

John Carey & Libby White thanked President Charamut and the Board of Directors for their service and dedication to the community.

Board member comments/replies:

Cheri Dickson stated she has placed private signs at the pool with the Sheriff's non-emergency phone number.

David Daniels asked if we get signage that says "no audible music in the pool or parking lot" so that loud music is eliminated

President Charamut stated that the Board of Directors is not required to be at the pool 24/7, and that any board member has the right to tell people to get out of the pool.

Pool users should notify the Board for any problems at the pool.

Also, most problems are caused by non-residents and non-Phase II members.

President Charamut stated the attorney said that we can set the hours of pool usage as we see fit, but we cannot say 'no guests' and advised that at least 2 guests per household be permitted.

Action taken: President Charamut requested a motion to replace malfunctioning timer & GFI; Motion to allocate \$200 by Mary Bergenstock, 2nd Eileen Kurtz; passed.

Next meeting: This coming Tuesday, August 6 is annual meeting

Meeting adjourned: 7:40 PM

Signed,

Mary Bergenstock

