

SILVER OAKS PHASE II
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY JULY 16, 2019
Crosspoint Church, Old Bethel Rd, Crestview, FL

Meeting called to order: 6:30 PM 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, Architecture/Landscape Chair Robert McKenzie, Welcome Committee Chair Damaris Charamut

Absent: Pool Committee Chair Cheri Dickson

Residents: Joe Santoro, John Carey, Kyle Colvard, Stephannie Colvard, Martin Rozens, Chris Alvarado, Amanda Alvarado

Approval of June minutes: by George Wallace, second by Eileen Kurtz (with typo correction)

Treasurer's report: Checking \$40,581.28 Savings (escrow) \$31,491.41. Check received for \$350 with request for pool pass; this resident owes \$2,363 in past due assessments; check returned with denial for pool pass until all money owed is paid. Following major expenditures expected for pool and electrical repairs, etc. money will be put in savings.

COMMITTEE REPORTS:

Pool: In the absence of Pool Chair Cheri Dickson, David Daniels reported that pool passes have all been distributed, that there is a shortage with a few people in need of them; new ones have been ordered and should be received soon.

Issues involving violations of pool rules continue to disturb residents living close to the pool with loud & disorderly conduct continuing until 2 to 3 AM; resident adjacent to the pool has volunteered to place a chain at time of closing to prevent access to the parking lot.

David gave a update on a quote from A to Z Companies for an expanded, updated pool security proposal. This includes replacement of the existing access control panel with internet hookup for remote monitoring with running a conduit to the main panel, coordination of the 2 disparaging key pads, and all necessary hardware & materials for \$3,898 including labor. President Charamut asked that A to Z clarify 3 issues: 1) Will people be able to exit the pool after 10:00 PM 2) Will existing keys still be usable 3) Will the BoD members have a remote over-ride capacity in case of emergency. George Wallace reminded that multiple quotes are necessary, but so that this doesn't drag on indefinitely that we get quotes immediately so that we can have a special meeting ASAP to vote on provider & services when the Pool Chair returns next week.

President Charamut raised 2 issues for consideration: should dues be increased for Phase I and should pool regulations stipulate NO PDA ALLOWED (personal display of affection) since there has been recent sexually explicit conduct by young people that was offensive to others, particularly families with young children who felt compelled to leave the pool to avoid their children's exposure to inappropriate public behavior.

David suggested considering more help for Cheri due to scope & duties of the Pool Chair position. President Charamut will talk with Cheri about her ideas.

President Charamut fixed all pool lights and all are operational now.

Architecture/Landscape: No new requests.

Welcome: Damaris Charamut reported 2 new families in the neighborhood (welcome to the Colvard's present tonight); she will be making official welcoming visits to each shortly).

OLD BUSINESS:

Covenant revision: Because of several thousand dollars' expenditure President Charamut advised we table for now.

Lamp posts: The broken pole on Paddock Circle has been replaced, awaiting the globe to be fixed. The one on Havenmist has not been erected yet; residents were advised that yard lamps are not optional, but obligatory as required by Silver Oaks covenants. Issue closed for now.

Lake Silver wiring: Robert McKenzie stated the power has been connected, but the timer is not working and needs to be replaced; also, advised switching to LED lights. Motion by David Daniels to allocate \$150 for a new timer with a second by George Wallace.

Shed door: Per President Charamut door/frame is now deteriorated & needs replacement.

Pool deck repair: Robert McKenzie stated vendors are very busy and he's trying to co-ordinate times for them to submit bids.

Parking issues: President will get quotes for 'No parking/towing will be enforced' signage.

Metal roofs: To be discussed in future---covenant language "replacement with original material only" does metal faux-look qualify; needs legal interpretation and possibly a survey of owners taken.

Solar panels: Martin Rozens shared positive economical benefits (individually immediately & future real estate sales advantages for the community); to be addressed later (will need specific covenant wording).

NEW BUSINESS:

Annual meeting letter: 3 pool items: 1) priority of ownership; 2) rules for Phase I; 3) Phase I guests allowed?

Proxy ballots need to be mailed

Management company: Eileen Kurtz to see if any companies will manage code enforcement only and if economically feasible.

Web site: Eileen Kurtz stated Silver Oaks web site is antiquated and difficult to use; her brother has designed web sites and may be able to design for us (hoping for family/friend discount, may be a little as \$300 split equally between Phase I & II). Per President Charamut we will look into it, but also we should look into Share Point which might be very reasonable.

Treasurer's vacancy: New resident Kyle Colvard is interested in running for the position. Advised to fill out formal application as required by Florida statutes and submit to background check.

NEXT MEETING: August 6, 2019 (annual meeting)

MEETING ADJOURNED: 7:41 PM

Signed

Mary Bergenstock

