

**SILVER OAKS PHASE II  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY MAY 21, 2019  
Crosspoint Church, Old Bethel Rd, Crestview, Fl**

**Meeting called to order :** 6:33 PM by President Charles Charamut

**IN ATTENDANCE:**

**Board Members:** President Charles Charamut, Secretary Mary Bergenstock, Treasurer George Wallace, Member at Large Shanta Kuhla, Architecture/Landscape Committee Chair Robert McKenzie, Pool Committee Chair Cheri Dickson  
**Absent:** Member at Large David Daniels, Welcome Committee Chair Eileen Kurtz

**Residents:** Libby White, Chris Alvarado, Damaris Charamut, Linda Marchand, Joe Santoro

**Approval of April minutes and minutes of special meeting May 2:** George Wallace approved;  
second by Mary Bergenstock

**Treasurer report:** Checking: \$48,956.09 Savings (escrow) \$31,384.27

**COMMITTEE REPORTS:**

**Pool:** Old pool lounges have been removed except for 4 that are broken; new furniture will be delivered tomorrow morning---20 lounge chairs & 5 side tables; price on tables is reduced from \$10 to \$5 since they are used. 3 bids for pressure washing were received; Spanky quoted \$650, but did not give a break down on what their individual services cover. Fatigue Pressure Washing (a Silver Oaks resident) bid \$1137.42 and All American Pressure Cleaning bid \$1300 respectively; however, both had detailed price break downs which were more comprehensive to include pergolas, & buildings in addition to fences and pool deck. Since the pool deck has chipping & cracks which will result in replacing it in the near future and that it is fairly clean and the possibility of the cracks getting worse with the pressure washing, Cheri questioned omitting pressure washing the deck surface. This could result in a savings of \$400 to \$500 which could be applied to the cost of a new deck. Cheri will get a breakdown from Spanky to see what the cost would be without the deck and review savings from Fatigue and All American before a decision is made. It was suggested we patch the chipping/cracks for safety and plan on replacing the deck in the fall after the season is over. President Charamut will begin seeking quotes for the cost of re-decking.

Cheri stated the 100 series #'s for pool passes are never cancelled and are reserved for board members to have extras which she distributed.

**Architecture/Landscape:** No new requests; Robert advised of a driveway that has sunken by several inches at one of the expansion joints.

**Welcome:** No report.

**OLD BUSINESS:**

**Discussion re management company:** President Charamut shared information about his research of HOA management companies; no response from one company and terrible reviews on yelp for another. George Wallace had contacted a former manager at a management firm who felt that Silver Oaks is in good shape and doing

a great job and doesn't really need a management company. Further discussion included the need for an outside source to handle community problems like covenant or county ordinance violations. One issue in particular is parking in the street which obstructs the line of sight and could be grounds for litigation should there be an accident. It was suggested to erect no parking/tow zone signs, also, to call the sheriff. President Charamut will check on price of signs and look into "ticket" books to place a warning on vehicle windshields advising owners to move off the street or be towed. Further issues discussed were the services provided by management companies such as doing the budget, hiring vendors, overseeing projects, frequent property inspections, handling problems like towing, etc. The latter three could be pretty costly since most management firms are a good distance away (some as far as Gulf Breeze) resulting in increased costs for mileage & time involved for on-site services. President Charamut feels at this time we could continue research and perhaps have some companies make presentations on services they offer and the pricing, but table making any decisions at this time.

**Fallen lamp post:** President Charamut presented a letter to the owner and will assist him by giving him a used lamp post that is stored in the shed at the pool since the one that fell is broken.

**Lake Silver wiring:** Still in the works; Robert McKenzie will check to see if there is a meter.

**Equestrian Way fencing:** No report.

**Vice President vacancy:** President Charamut received a letter from Eileen Kurtz volunteering to fill position; he requested a vote be taken; all voted in favor..

**Pool furniture:** See pool committee chair report above.

**Covenant revision:** Due to cost (\$7500) President Charamut will confer with the lawyer to see if we could save money by adding amendments to the present covenants rather than a complete revision; update next meeting.

#### **NEW BUSINESS:**

**Fees for lost pool cards:** Cheri stated the pool registration form does not address lost key cards or requests for additional keys; also there is a question of the cost---\$10 versus \$40. As former pool chair several years ago, Libby White clarified that the final amount was \$40; Cheri will amend the form to include this information. Cheri also reported for the record that the Silver Oaks resident whose house is adjacent to the pool has several concerns about parking lot activities and trash.

**Welcome committee:** Since Eileen Kurtz is the new Vice President, the need for a welcome committee was questioned. After much positive response Damaris Charamut was chosen to fill the position. George Wallace will assist by advising of new owners when he receives the information during the estoppel process.

**Shed door:** Per President Charamut the door frame on the shed by the pool is rotted and needs repair.

**NEXT MEETING:** June 18, 2019

**MEETING ADJOURNED:** 7:36

**Signed Mary Bergenstock**