

**SILVER OAKS PHASE II HOA
BOD MEETING MINUTES
TUESDAY OCTOBER 15, 2019
Crosspoint Church, Old Bethel Rd, Crestview, Fl**

Meeting called to order at 6:30 PM by President Charles Charamut.

IN ATTENDANCE:

Board Members: President Charles Charamut, Vice President Eileen Kurtz, Secretary Mary Bergenstock, Member at Large David Daniels.

Absent: Treasurer Kyle Colvard, Member at Large Shaunta Kulah,
Committee Chairs: Architecture/Landscape Robert McKenzie,
Welcome Damaris Charamut, Pool Cheri Dickson.

Quorum present.

Resident: Joe Santoro

Approval of September minutes: Motion by President Charles Charamut, 2nd by Eileen Kurtz after change of number of No parking signs from 3 to 4.

Treasurer's report: No report.

Committee reports:

Architecture/Landscape:: No report

Welcome: No report

Pool: No report

Old Business:

1. Pool deck inspection: President Charamut conducted an inspection and stated for the most part we can wait another year; however the cracks on the deck by the ladder will have to be repaired before the Spring. He would like David Daniels, Robert McKenzie, & Eileen Kurtz to also inspect and give feedback; will meet as group mid-November; We still need to get bids for deck repairs/replacement.
2. Metal roofs: President Charamut will meet with lawyer soon regarding interpretation of covenant wording 'duplicates of original material'. Also, he will try to get samples of architecturally similar metal roofing. It was pointed out that this type of metal roof is quite expensive compared to other types of metal roofs and that it would be a good idea to require the similar look letting homeowners decide if they want to spend the extra money for a longer lasting, more permanent roof.
3. Solar panels: President Charamut will address guiding laws and HOA stipulations with the lawyer when he meets about the roofing issue.
4. Management company to enforce covenant/code violations: 3 companies were consulted; one is no longer accepting new clients, one does full contracts only, and the third one wants \$2400/month for a single item contract. Therefore, we need to concentrate on setting up a dispute resolution team to be composed of 3 members of the community who are not board members or family members of the board. Essentially the Board would send a letter to the homeowner to correct a problem, the team would meet with the homeowner who could challenge the validity of the claim, the team would present their findings to the Board who would then give homeowner a time frame in which to remedy the situation before the Board could take further action; we need the

lawyer's input before proceeding.

5. Eileen Kurtz gave an update on web site proposals with bottom line quotes of \$1,153 by CMK and \$1,038 by Wix, a difference of \$115. CMK will charge \$243.96 for 3 years of hosting; Wix charges need further clarification. President Charamut stated we need to check into both packages more deeply and see if Sharepoint is included in either. We need a contract with CMK within 6 months or it will be necessary to redo; it should take 45 days to design a new site and the \$850 set up fee needs to be paid at the time of the contract. It was suggested to see if we can pay 50% up front and the balance on completion of the project. Also, what would be the possibility of getting a debit or prepaid credit card to pay for the annual hosting.
6. Update on the pool security/internet installation: The first two steps of extending a feeder line from the cable box on the corner into the tap and into the building have been done. The final step is for Cox to install the internet itself; this was to have taken place a few weeks ago and was cancelled again. (No installation fee for us due to repeated cancellations). We will let Westco (who has been very understanding) know when Cox is finished so that they can complete their work.

New business:

1. Will table annual picnic until spring due to unexpected financial outlays this year.
2. Halloween parking will not be allowed at the pool; non-residents should park off Silver Oaks property. If participating in Trick or Treat, outside lights should be turned on. Havenmist residents may want to set up tables at corner of Havenmist & Paddock Circle.
3. David Daniels requested future agenda to include discussions and votes to increase Phase I pool fees for the 2020 season; should be finalized in January before statements go out.

Next meeting: Tuesday November 19.

Meeting adjourned: 7:57 P.M.

Signed

Mary Bergenstock