

SILVER OAKS PHASE II HOA
January 2019
BOARD OF DIRECTORS MEETING

Tuesday January 22
Crosspoint Church, Old Bethel Rd, Crestview, Florida

In Attendance:

Board Members: President Charles Charamut, Vice President Chris Jones, Secretary Mary Bergenstock, Treasurer George Wallace, Members at Large David Daniels & Shaunta Kulah, Pool Committee Ashley, Architecture/Landscape Committee Robert McKenzie, Welcome Committee vacant.

Residents: Dan Schuster, Joe Santoro, Chris Alvarado

Meeting Called To Order 6:30 pm by Charles Charamut

Minutes of Previous Meeting November 2018 accepted

Treasurer Report by George Wallace

Checking previous balance \$17877.65; new \$17, 557.27
Escrow previous balance \$31,300.83; new \$31,372.66
Copy of Budget Expenditure for January distributed
5 residents have paid 2019 HOA due

Old Business

Covenant revision: Final revision has been submitted to the attorney; 40% finished.
Needs new legal wording to bring up to date; will cost \$7,500.
Issue tabled for further discussion.

Pool Issue: Charles Charamut sending letter to those causing disturbance at pool, age requirements for supervision of minors addressed; issue closed.

Request for Light at Retention Pond #16 no charge for installation, \$35/month; approved.

Electricity at Lake Silver entrance has been provided and Christmas decorations erected.

Security at pool: sheriff notified of unauthorized cars parked in pool parking lot, resolved with an arrest for drug possession and a youth being counseled for trespassing; will discuss installing a chain closure when the pool is not in use.

New Business

Wiring at Lake Silver entrance needs to be connected permanently to the outlet across the road. Chelco will install meter once everything is ready.

Parking lot security at pool discussed. Motion made to place a chain or cable across the drive at a cost of \$200 to prevent access to the parking lot when pool is not open.

Fence(s) at back entrance along Equestrian Way was approved by the county. David Daniels will draw up plans.

Motion made to spend \$800 to clean pool filter sand.

Invoices for 2019 HOA dues and a letter to all households to go out next week. Phase II assessment is \$350 annually which includes upkeep of common areas in addition to pool membership. The revenue for use of the pool from Phase I homeowners for \$140 was questioned. George Wallace will review records for monies received last year from Phase I and will advise and open for discussion next meeting.

Retention ponds: Retention pond by light at Havenmist and Paddock Circle needs to be cleared of underbrush and debris. Chuck will check with county to see if it is their responsibility or Silver Oaks.

Retention pond by pool is draining slowly; the bottom may need to be scratched.

When and if to have annual picnic to be discussed later.

2 Covenant/legal issues addressed: 1. If dues are paid use of pool may not be denied.
2. Owner who installed driveway and chain link fence on Paddock Circle could be taken to court for covenant violation.

Committee Reports: No pool or Architecture/Landscape reports given.

Next Meeting: Tuesday February 19, 2019 6:30 pm at Crosspoint Church.

Meeting Adjourned at 7:25 pm

Signed: Mary Bergenstock