

**SILVER OAKS PHASE II
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY JUNE 18, 2019
Crosspoint Church, Old Bethel Rd, Crestview, FL**

Meeting called to order: 6:30 PM by Vice President Eileen Kurtz

IN ATTENDANCE:

Board Members: Vice President Eileen Kurtz, Secretary Mary Bergenstock, Treasurer George Wallace, Members at Large David Daniels & Shaunta Kulah, Committee Chairs: Pool Cheri Dickson, Architecture/Landscape Robert McKenzie

Absent: President Charles Charamut; Welcome Committee Chair Damaris Charamut

Residents: Joe Santoro, Rose Daniels, Marty Rozens

Meeting agenda: Meeting begun with a conference call by President Charamut who was on an unexpected out of town work assignment. Since the May BoD meeting, there have been several pool security issues which need urgent attention. Because of violations of pool rules President Charamut addressed the following for discussion and/or resolution by the BoD

1. Phase II owns the pool as private property---major problem: should there be an accident or drowning even though due to violation of rules/regulations, Silver Oaks Phase II could be involved in liability suit; precedence is violators most often win to the tune of millions of dollars
2. Pool hours end @ 10:00 PM---this is being violated with people still in the pool in the wee hours of the morning, loud & boisterous behaviour disturbing the peace of nearby residents; often caused by residents of Phase I and/or their guests
3. There were 3 very recent incidents (2 were Phase I people and 1 from Phase II (history of causing trouble in past) in which Phase II residents were verbally assaulted in front of their (frightened) grandchildren and forced to leave the pool for fear of their safety.
4. President Charamut asked that the BoD discuss the above items and the following: should there be a separate sign up sheet for Phase I; should Phase I not be allowed guests; should there be a loss of pool passes for violations; finally, should there be an internet hook up (\$60 per month) for observation of activities via cell phones by BoD members---pool closure at 10:00 PM can be monitored and announced over a speaker that it is time to vacate the pool. He asked that we vote on this last issue at this meeting.

Major points of discussion:

Phase II owns the pool and assessments are mandated by covenants; since memberships by Phase I residents are basically a courtesy there should be separate rules, for instance, a maximum of two violations would result in deactivation/loss of passes with a pro-rated return of pool fees. (Currently 3 violations before loss of pool privileges).

A 'no guest' policy for Phase I would not be enforceable; however, there should be emphasis or highlighting that a pool pass requires responsibility for the actions of their guests.

Anyone under the age of 14 needs to be with an adult.

Guests are limited to 4 per household (must be with a resident of that household).

George Wallace advised we should seek opinion from attorneys on these issues.

Further pool issues:

- ⑩ George Wallace made motion to install internet connection (\$60 per month) to observe pool security, second by Robert McKenzie; all voted in favor. (Quorum present).
- ⑩ Cheri Dickson stated more pool keys need to be ordered at a cost of \$140 per box; motion to order by George Wallace, second by Shaunta Kulah, all voted in favor
- ⑩ Toilet tissue is not in holders in the bathrooms (keys to open the holders can't be found); George Wallace recommended buying new holders.
- ⑩ Under water lights not working; Phoenix to be called to fix.
- ⑩ Cheri Dickson advised pressure washing should be tabled until close of season.
- ⑩ Robert McKenzie states there are a lot of problems with the pool deck and will get a quote to repair with pavers versus concrete patching as a "band-aid".

Approval of June minutes: George Wallace, second Robert McKenzie.

Treasurer's report: Checking \$47095.93 Savings (escrow) \$31479.66 Paid \$3381 for pool furniture; 3 unpaid pool passes, 2 long term with accounts receivable of \$2,500 - \$3,200.

Architecture/Landscape committee report: Request & approval for above ground pool at 2709 Arabian Ct.

Welcome committee: No report.

Old Business:

Covenant revision, Parking issues, and Fallen lamp post: Updates by President Charamut next meeting.

Lake Silver wiring: 3 electrical contractors contacted but backed up; Robert McKenzie will hire an individual to complete work.

Equestrian Way fencing: David Daniels received a third bid for \$2900 (previous bids were \$3400 & \$3658; David moved to close for now; second by George Wallace.

Shed door: Robert McKenzie will fix.

New business: Three items were addressed for future discussion and consideration:

1. Remind everyone all yard lamps need to be turned on at night for safety.
2. Houses in Phase II will soon need roof replacements; can we consider metal roofs?
3. Are solar panels allowed ?
4. Change meeting site to Crosspoint Church year round; approved by all.
5. George Wallace reminded all that annual meeting is soon approaching and is an election year; he announced he is resigning as treasurer---if we know of anyone who might be interested in serving, pass it along.

Next meeting: July 16.

Meeting adjourned: 8:20 P.M.

Signed

Mary Bergenstock