

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

Meeting called to order: 6:35 by President Charles Charamut

IN ATTENDANCE:

Board Members: President Charles Charamut, Retiring Vice President Chris Jones, Secretary Mary Bergenstock, Treasurer George Wallace, Member at Large David Daniels, Architecture/Landscape Committee Chair Robert McKenzie, Committee Chairs: Welcome Eileen Kurtz, Pool Retiring Chair Ashley Schuster, In-coming Chair Cheri Dickson.

Absent: Member at Large Shaunta Kulah

Residents: Joe Santoro, Bill Nichols, Louise Nichols, Martin Rozens, Damaris Charamut, Sam Taylor, Jasmin Taylor, Libby White, Donald Jernigan, Brenda Jernigan

Approval of March minutes: Charles Charamut, seconded by George Wallace

Treasurer report: Checking: \$48,116.50 Savings (escrow) \$31,584.77 5 unpaid pool assessments; 1 check in the mail, liens filed on 2 year overdue accounts

COMMITTEE REPORTS:

Pool: Per retiring pool chair Ashley Schuster the crack on the deck is not a health department violation at this time and we were told we can fix it with a bag of Quikrete. Pressure washing still needs to be done. In-coming pool chair Cheri Dickson introduced. Cheri stated she feels uncomfortable dealing with violations; President Charamut will be the contact person with Robert McKenzie an alternate. Libby White will help Cheri with her duties.

Architecture/Landscape: Robert McKenzie reported a request & approval for a screened porch at 2044 Paddock Circle.

Welcome: No report.

OLD BUSINESS:

Covenant revision: Remains the same; \$7500 for legal/language revision

Lake Silver entrance wiring: still in the works

Equestrian Way fencing: David Daniels received 1 quote for 176 feet of 3-rail vinyl for \$3384. Recommendation that more bids be obtained.

Retention ponds: Residents were photographed throwing yard waste debris at the retention pond area on Paddock. George Wallace suggested "no dumping" signs; at this time President Charamut will speak to those residents and advise them of Waste Management pick up; closed

Fallen lamp post: Paddock Circle lamp post still laying on ground; there are now 2 more that are down. One is on Havenmist and the other on Arabian; President Charamut will check into

Mailbox appearance: Upkeep & appearance is the responsibility of the homeowner; closed.

Board vacancies: Vice president still open; pool committee chair filled.

NEW BUSINESS:

Reports/comments/ensuing discussions from HOA class:

Class required for HOA board members per Florida Statutes was attended by Mary Bergenstock & Eileen Kurtz; both said it was a very informative meeting. Mary stated those not attending the class will need to sign a statement that they have read, understand, and will comply with the HOA's Declaration and By-Laws; she will have forms at the next meeting. Also meetings must be posted a minimum of 48 hours in advance to include DATE, time, & place; presentation lawyer at the class recommended posting agenda in a plastic sleeve attached to signage if nowhere else to display. Eileen introduced the need for a professional management company to handle things such as addressing covenant violations, writing contracts, making official documents available, and BP balloting. There were many pro & con comments & questions (cost of service, raising assessments to fund, cost of using management company vendors and taking pressure off/keeping peace in the community when residents are in violation of covenants & restrictions. It was suggested having management companies make professional presentations at meetings. President Charamut stated this issue needs more discussion in future meetings.

Pool chairs: There are 20 pool chairs between 10 & 15 years old; 10 are damaged and 3 are unusable. The cost to 're-string' a chair is \$300. George Wallace has been researching prices on replacement chairs and feels we could probably buy new ones at a substantially lower cost; all agreed and George will continue looking into this. It was suggested we also invest in a few small, inexpensive tables to place towels & personal items on.

NEXT MEETING: Tuesday May 21, 2019

MEETING ADJOURNED: 8:03 pm

Signed Mary Bergenstock