

**SILVER OAKS PHASE II HOA
BOD MEETING MINUTES
TUESDAY OCTOBER 20, 2020
Crosspoint Church, Old Bethel Rd, Crestview, Fl**

Meeting called to order at 6:31 P.M. By President Eileen Kurtz.

IN ATTENDANCE: President Eileen Kurtz, Vice President Joe Santoro, Treasurer/Interim Secretary Mary Bergenstock, Committee Chairs: Architecture/Landscape Mac McKenzie, Pool Cheri Dickson, At Large Member Chris Alvarado; quorum established.
Absent: At Large members Kyle Colvard & Kim Johnson.

Residents/guests: Kathryn "Katie" Brown, Lynn Stevenson, Marty Rozens, Patti Davis, & Cindy Ternay (Phase I).

Approval of September minutes by Joe Santoro, 2nd by Cheri Dickson; all in favor.

Treasurer's report: 45% of 2020's approved budget remains. If there are no major/unforeseen in the interim we should have 25-30% of remaining budget to carry over into 2021.

COMMITTEE REPORTS:

Architecture/Landscape: There were 2 ARC requests: a shed at 6225 Shire Lane, owner informed to mail check for \$10 to the Silver Oaks postal box, and the other request for a new roof & fence at 6208 Shire Lane, fee waived for replacement of like materials.

Pool: End of season closure is October 25th. With KT 400 system pool keys will be retained by owners with lock-outs done on computer; renters will need to return key cards. The 2021 season opening will coincide with Spring break with key cards turned on by computer if annual assessment has been paid.

OLD BUSINESS:

Fence repair at Silver Lake entrance is complete & insurance settlement has been received.

Pool repair is needed because of 2 fifty-cent size 'gouges' in the plaster and cracks going down the steps. Multiple bids were sought with one respondent, Bright Blue Pools; proposals were passed around. Chris Alvarado moved we accept the bid of \$2,200 to drain pool, repair the plaster by cutting out damaged areas & replastering and repairing the cracks in the steps; crack behind the deep end ladder and bad area in the deck behind the ladder to be repaired gratis. Mac McKenzie seconded the motion; all were in favor. Bright Blue Pools owner stated he feels redecking isn't necessary as the deck in in overall good condition.

Pool deck: Based on Bright Blue Pools' recommendation, Mary Bergenstock moved we rescind last month's motion to redo the deck; 2nd by Mac McKenzie; all were in favor.

Review of HOA documents and signing of a statement by those elected to various Board positions was re-iterated that forms will need to be signed at next month's meeting that Articles of Incorporation, By-Laws, and Covenants have been read and understood.

New Business:

Halloween: Trick or treating as in the past; 6 to 8 P.M.; pool parking lot will be closed. Yard & outside house lights should be on if participating. Cheri will place on Facebook.

Sidewalks: Upon inspection some sidewalks at the pool need repair as they are tripping hazards. Several others throughout the community have cracks that aren't dangerous but need to be watched. Three vendors have been contacted; one has withdrawn bidding since work is beyond his skill level; the other two are expected to present proposals next week.

Parking lot gates: The gates installed by Westco last year appear to be defective and the company has been here numerous times updating both hardware and software and they continue to be problematic. We have requested submission of proposals for new gates from Westco (no response received), A to Z Security & Sound for \$7,808.75, and 2 quotes from Precision Door Service for a 17 ft gate \$5,027 & \$8,607 that has two 20 ft gates. Since the pool will be closing for the season this weekend, we will discuss later. In the meantime we will close the parking lot with a chain as in the past. Silver Oaks was a guinea pig as a pilot project for Westco in which there was no charge for the gate system, just a \$1,000 installation fee. Should they continue to refrain from bidding a new system and would want this one back, it was suggested that we put in writing an agreement that resolves us of damage and gives a deadline for removal. It was also suggested we may want to discuss high intensity motion sensor lights in the parking lot in lieu of a gate system; pricing will be investigated.

Next meeting: November 17.

Meeting adjourned 7:27 P.M.

Mary Bergenstock
Interim Secretary