

**SILVER OAKS PHASE II  
BOD MEETING MINUTES  
TUESDAY NOVEMBER 17, 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 Chair: ARC/Landscape Mac McKenzie, At Large Members Chris Alvarado & Kim Johnson; quorum established.  
Absent: Pool Committee Chair Cheri Dickson, At Large Member Kyle Colvard.  
**Residents:** None.

**Approval of October minutes** with a correction; motion by Joe Santoro, second by Eileen Kurtz; all in favor.

**Treasurer's Report:** As of today 39% of 2020 budgeted funds remain; it is anticipated, barring unforeseen expenditures, that 20 -30% will carry over to 2021. For security reasons the monthly report has changed. Monthly debit & credit ledgers are available for viewing/copying at meetings but will not be published in minutes.

**Committee Reports:**

ARC/Landscape: No new ARC requests. Mary stated \$10 fee for shed has not been received yet; Mac will email owner tonight; Mary will generate an invoice form for future ARC request fees.

Pool: No report.

**OLD BUSINESS:**

Pool repair: Bright Blue Pools drained and began repairs to gouges in pool walls and stairs today and are refilling pool which should be done by midday tomorrow.

Sidewalk repair bids: Out of 3 bids requested there was a response with a quote from Bryan's Concrete for \$1800. Considering they have a referral, a good reputation, and a reasonable quote, Mac McKenzie moved we hire them; second by Chris Alvarado, all in favor. The treasurer stated we have funds to do in 2020; President Kurtz will contact Cheri Dickson to schedule and oversee repairs.

Pool security: 2 problems were addressed: KT400 communication & inoperative parking lot gates. The KT400 pool pass software system for pool monitoring was not communicating with cell phone monitoring as expected. President Kurtz expounded on the many problems with both the communication issue and the parking lot gates which had been installed by Westco. The gates are and have been defective; there is a problem communication that Westco states router needs to be hardwired.

Since gates are inoperable, Westco was invited along with 2 other companies to bid for repairs/replacement of the gates. Westco declined future involvement and will remove the gates they installed. Two other bids were for \$8,600 from a Pensacola firm, and \$7,800 from A-Z Security, a local company. Chris Alvarado moved we go with A-Z, second by Mac McKenzie; all in favor.

Halloween activities: Many trick-or-treaters, but no problems noted.

Statement of Certification required by Florida statutes regarding Silver Oaks documents were signed by Board members.

**NEW BUSINESS:**

Replacement of damaged street sign at south intersection of Paddock Circle & Appaloosa Way: Chris Alvarado requested multiple bids with Signs Galore coming in with best offer for \$147. Motion to accept by Mary Bergenstock with second by Chris Alvarado; all in favor.

2021 Budget: Treasurer stated will be quite similar to 2020 budget with cost of living increases added in as needed. The 3 major expenses go to the pool & landscaping (27 % each) and 17% for accounting. The remaining 29% is for utilities, legal & government fees, security, and administrative fees (office supplies, mailings, banking fees).

2021 Landscaping contract: Alex of Eaton Farms submitted proposal for monthly lawn services months of March thru October @ \$1,200 each for a total of \$9,600 plus an additional \$600 per month for tree trimming & overgrowth of wooded common areas for months of November thru February. President Kurtz moved we pay him \$600 for this December from 2020 funds, and for 2021 \$9,600 for monthly services March thru October with an additional \$600/ month for February & December (\$10,800 annually); second by Joe Santoro; all in favor. President Kurtz will deliver results for approval by vendor.

Havenmist erosion: Bids being sought for erosion problems at Havenmist pond with responses running from \$2,000 to \$18,000 depending on remedies ( fill dirt/clay, grasses/ground covers, irrigation, concrete blocks, etc). Over all, most agreed on financially less than the high end bids. President Kurtz will confer with bidders for itemized proposals.

Solar roofing: Chris Alvarado is considering solar roofing and is having a company come out soon for a quote. He will need an answer before meeting in January; advised we will have a special meeting as needed.

**Next meeting:** January 19, 2021

**Meeting adjourned** 7:59 P.M.

Mary Bergenstock  
Interim Secretary