

**SILVER OAKS PHASE II HOA
BOD MEETING MINUTES
TUESDAY, June 16, 2020
Crosspoint Church, Old Bethel Rd, Crestview, FL**

Meeting called to order at 6:34 by President Kurtz.

IN ATTENDANCE:

Board Members: President Eileen Kurtz, Treasurer Mary Bergenstock, At Large Member Chris Alvarado, Committee Chairs: ARC/Landscape Mac McKenzie, Pool Cheri Dickson, Welcome Kim Johnson. Quorum established.

Absent: Member At Large Kyle Colvard.

Vacant offices: Vice President & Secretary

Residents: Joe Santoro, Martin Rozens, Thomas Hawkins.

Approval of May minutes by Eileen Kurtz with correction, 2nd by Mac McKenzie; all in favor.

Board vacancies:

Secretary & Vice President.

President Kurtz read Article VIII, Section 7 of the Silver Oaks Phase II By-Laws: "The office of secretary and treasurer may be held by the same person." Since Mary Bergenstock is Treasurer she will be Secretary temporarily.

Prior to this meeting President Kurtz sent an email to all Board members & on the Website seeking interested members to fill the office of Vice President; there was one response from Board members: only as a last resort if no one else came forward. Committed to maintaining property values and the safety of the community, member Joe Santoro submitted a letter of intent to serve on the Board; he has been involved in 3 HOA's as President & Vice President. President Kurtz made a motion for him to fill the position, second by Mac McKenzie; all were in favor.

Treasurer's report:

Since monthly balance & number of transactions qualify us to eliminate service charges at FNBT we have switched to a Small Business Account; historically speaking we will save between \$20 & \$60 annually. June's beginning balance was \$ _____. Thru today, debits were \$ _____, deposits \$ _____; checking balance \$ _____. 2 long term delinquencies have been sent to the attorney for collection; 3 letters of intent to file liens for 2020 over due assessments were sent.. A check for \$ _____ was received for the insurance settlement of the Lake Silver & Equestrian Way accident; the owner has repaired the shed and is repairing his fence.

Committee reports:

Architecture/Landscape: Mac McKenzie had 2 requests: a deck at 6204 Shire Lane & a storage shed at 2647 Paddock Circle; \$10 fees yet to be paid. A check was received for an ARC review for a pool at 2672 Paddock Circle; Mac will contact owners regarding paperwork.

Pool: No maintenance issues except on-going problems with gate closure for over 3 weeks.

Communication between President Kurtz & follow up by the service tech remain unresolved; she will contact upper level management at Westco to get this problem resolved.

There have been two violations that have resulted in suspension of pool passes in which parents of rowdy teens reviewed footage of their children's activities; although they were upset, they understood the need to have pool usage revoked and safety maintained.

Welcome: Kim Johnson asked questions about coverage of possible information to be added to welcome package.

Old Business:

1. Erosion on Appaloosa: neighboring owner with pool has contacted their pool service to evaluate water flow onto neighbor's property; tree waste on Paddock: issue resolved after letter sent; HOA letter received by owner for tree removal: owner hired licensed tree removal specialist to cut down tagged trees required by owner's insurance company.
2. Maintenance Manager agreement no longer an issue due to resignation of VP/Maint Manager.
3. Amber light at pool: still being researched.
4. Camera app: President Kurtz took photos of DVR 's #'s etc; will send email re usage thereof.
5. Pool deck---pavers vs resurfacing: Mac McKenzie has received & shared a proposal for grinding & resurfacing pool deck at significant savings vs completely re-doing from scratch.
6. Annual meeting: Becker (attorney) will compose letter for us; needs to be sent 15 -30 days in advance; to be on the safe side we should mail 30 days in advance. President Kurtz to send emails to BOD members for their consideration regarding 3/2/1 voting for Board members
7. Pool parking lot barriers: Mac McKenzie stated we can do this inexpensively ourselves with a work weekend in the near future; since probably in the neighborhood of a \$100 for supplies, the treasurer said this would fall within the 2020 budget. A work day should be scheduled at or by next meeting.
8. Pool parking lot repairs & sidewalk repairs: to be proposed in 2021 budget.
9. Lake Silver/Equestrian Way fence repair: refer to treasurer's report.

New Business:

Metal roofs: Chris Alvarado brought samples from a local company & reported to have a look consistent with the original roofing material would run \$350 to \$400 per square; the samples will be available for HOA members to view at the annual meeting.

Pool violation guidelines: Pool Chair Cheri Dickson stated we have no published guidelines for penalties for rules/regulations infractions. Following recent violations she and President Kurtz took appropriate action to assess and impose pool pass suspensions. Cheri presented a handout with possible set guidelines she and Eileen drafted. There are details to be worked out; I.E, if there are multiple violations at the same time would this be one violation or more; how long should a suspension last, etc. A homeowner suggested enacting a point system to assign the severity of the offense; (diving, consumption of alcohol, etc. are significantly more serious than loud music, offensive language and other, although minor, posted rules). All felt this is an excellent idea and will be addressed at next month's Board meeting.

Next meeting: Tuesday, July 21, 2020 @ 6:30 at Crosspoint Church.

Meeting adjourned: 7:47 P.M.

Mary Bergenstock, Interim Secretary