

SILVER OAKS PHASE II HOA

BOD MEETING MINUTES

TUESDAY, OCTOBER 19, 2021 6:30 P.M.

Crosspoint Church, Old Bethel Road, Crestview, FL

Meeting called to order at 6:31 P.M. by President Chris Alvarado

In attendance: President Chris Alvarado, Vice President Derik Smith, Treasurer Eileen Kurtz, Secretary Melissa Peacock, and Pool Chair Cheri Dickson.

Absent: ARC/Landscape Chair Mac McKenzie and At Large Member Kim Johnson

Resident Attendance: Bill and Erin Odler and Rachel and Chris Catalano

Approval of September minutes: Motion by Chris Alvarado, 2nd by Melissa Peacock. All in favor.

Treasurer's Report: Eileen Kurtz reviewed current bank statements. All 121 homes have paid their HOA dues. Checking account balance as of September 30, 2021 bank statement is \$18,092.48; savings account balance as of September 30, 2021 bank statement is \$22,171.20. Eileen provided Board members and residents in attendance with a copy of the expense spreadsheet for the year to date, explaining that monies spent through September (in green highlight) appear on the bank statements and items paid/bank deposits made in October (in orange highlight) will be on the next bank statement. She further explained that the spreadsheet includes notations of different costs and/or monies received, including Board approved transfers from savings to checking for Havenmist pond expenses this year.

Committee Reports:

Architecture/Landscaping: Per Mac McKenzie's e-mail to board, there were no requests.

Pool: See new business.

New Business:

Havenmist Lane Repairs: Chris Alvarado has called the county about the pothole on Havenmist Lane. He got no response but encouraged residents to call the county as well.

2022 Pool Pass: Cheri Dickson advised that sending the pool pass contract with the HOA dues notices would make it easier for her when activating pool passes for the

next year. The document informs owners to send the document back with their HOA dues.

Old Business:

Havenmist Resident Repairs: At the September meeting, the Board approved a payment of \$3,125 to a resident who suffered erosion damage when the pond overflowed a few months ago. The cost estimate from ECH Contracting was \$6,250 but due to additional underlying damage found once the work began, the final cost was \$8,750, an increase of \$2,500 over the estimate. Chris Alvarado made a motion for the Board to approve \$1,250 as final payment to the homeowner for this work, 2nd by Cheri Dickson; all in favor. ECH Contracting put a contingent statement on the bill that their work is guaranteed.

Fall Yard Sale: Derik Smith and Rachel Catalano offered to put the signs out in the community. Derik advised he would put the signs out on Thursday October 22.

Welcome Letter for New Owners: Eileen Kurtz and Melissa Peacock worked on the welcome letter for new residents, which will include the website address, FaceBook page information, Waste Management schedule, and HOA Board meeting information. Sending the welcome letter will be more timely than walking the letter and community information around and knocking on doors. Motion by Eileen Kurtz, 2nd by Melissa Peacock. All in favor.

2022 Budget: Eileen Kurtz presented the final proposed 2022 budget, with one option for keeping the dues at \$350 and another option for raising the dues to \$367 (an increase of \$1.42/month). One example of cost savings Eileen mentioned was the accountant. The previous accountant (CRI) was charging \$400/month in 2021, and their fees automatically go up \$20/month every year. The new accountant started in September at a cost of \$195/month, thus saving the HOA \$820 for the remainder of the year. Eileen further explained that CRI's 2022 cost would have been \$420/month (\$5,040 for the year) while the new accountant's annual cost will be \$2,340. Changing to a new accountant resulted in \$820 savings this year and \$2,700 savings in 2022. Chris Alvarado brought up increasing the HOA dues since they have not been raised since Silver Oaks Phase II was built, expenses and utility costs go up every year, and due to the Havenmist pond flooding this year, monies from the savings account were used to pay those costs since they were not part of the 2021 budget. The proposed increase of \$17 is 4.85 percent, and the covenants state that the Board is authorized to raise dues up to 5 percent. For both approval of the 2022 budget and the HOA dues increase, motion by Chris Alvarado, 2nd by Derik Smith. All in favor.

Additional Information from Residents: Mr. Catalano spoke about the tree trimming in the neighborhood. He offered to help with the tree trimming and to also speak with a resident who does tree trimming. Mr. Catalano expressed frustration that the Old Bethel (Phase I) entrance looks nice but the Lake Silver (Phase II) entrance looks bad, asking why the HOA doesn't spend money like Phase I to make the area more inviting while also explaining that about 8 years ago apparently the Board paid to have

plants removed but nothing was planted since and he wanted to know why. Eileen replied that the five Board members at the meeting were not on the Board 8 years ago and some didn't even live here 8 years ago so we could not offer an explanation as to any decisions made by the Board in place at that time, and we don't know what Phase I dues are or what their budget covers. Eileen further advised that if adding plants to those areas is something that is done in 2022, costs would fall under the Common Area Maintenance/Repairs budget line item. As a possible solution, Mrs. Catalano volunteered to put greenery and flowers at the Lake Silver entrance of Silver Oaks Phase II. Mr. and Mrs. Catalano both presented an idea of the HOA putting a playground or swingset on the upper grassy area of Havenmist Pond, as well as some plants and flowers from their property, to help make the area pretty and a place for children to play. Mr. Catalano informed the Board that there are old electrical wires that are sticking out on the ground on Havenmist Lane near Paddock Circle. Mr. Catalano also inquired about electronic payment for HOA dues. Chris Alvarado stated that with the cost of the security features, it would be too expensive to maintain.

Announce Next Meeting: November 16, 2021

Adjournment: 7:53 P.M.