

SILVER OAKS PHASE II HOA

BOD MEETING MINUTES

TUESDAY, SEPTEMBER 21, 2021

Crosspoint Church, Old Bethel Rd, Crestview, FL

Meeting called to order at 6:32 p.m. by President Chris Alvarado

In attendance: President Chris Alvarado, Vice President Derik Smith, Treasurer Eileen Kurtz, Secretary Melissa Peacock, ARC/Landscaping Committee Chair Mac McKenzie

Absent: Committee Pool Chair Cheri Dickson, Members at large Kim Johnson and Kyle Colvard

Homeowners: John Wilson, William and Erin Odler

Approval of July minutes: Motion by Chris Alvarado to approve, 2nd by Mac McKenzie. All in favor.

Treasurer Report: Eileen Kurtz reviewed current bank balances with the Board. As of today, 120 homeowners have paid their HOA dues.

COMMITTEE REPORTS:

Architecture/Landscaping: See new business.

Pool: There was an inspection of the pool by the Department of Health in August. The maintenance log must be filled in to record chemical levels. We had to replace a skimmer weir which Cheri Dickson did. A VGB grate will also need to be replaced. Recommendations: A new life saving ring.

Old Business:

Pool Contract: New contract was signed for the rest of 2021 with All for Bella Pools. They will be honoring the previous contract Phoenix Pools set in place.

Board Position Update: See July meeting minutes

Resolution for estoppel certificates: See July meeting minutes

Proposed 2022 Budget: Eileen Kurtz presented tentative 2022 budget. Eileen is going to reach out the vendors to get an estimate on their contracts for 2022. Chris would like to sign the final budget at the November meeting.

New Business:

Havenmist Resident Repair: Received an estimate from ECH Contracting from the homeowner with a quote of \$6,250. The Board would approve funds up to \$3,125 contingent on

a written guarantee that this would resolve the problem for current and future owners. Motion by Chris Alvarado, 2nd by Mac McKenzie, all in favor.

Tree Trimming Quotes: Mac MacKenzie received two quotes from \$9,500 emerald sound \$7,500 from Stickman. After discussion amongst the board, it was decided to ask for community involvement to save money. Tree trimming tentatively scheduled for early November.

Pool Repair: Received a quote from Curtis Nelson at Bright Blue Pools in the amount of \$2,200 to replaster two small areas of the pool. Motion by Eileen Kurtz, 2nd by Melissa Peacock. All in favor.

Fall Yard Sale: After discussion, it was decided October 23, 2021, will be the day for the yard sale. Rain date will be October 24, 2021. Motion by Eileen Kurtz, 2nd by Derik Smith. All in favor.

Welcome Packet for New Owners: The Board discussed doing a welcome letter for new owners in lieu of a welcome packet. Eileen Kurtz and Melissa Peacock will work on it.

Voting on BOD positions: The Board voted for Chris Alvarado, Derik Smith, Melissa Peacock and Eileen Kurtz to remain in their positions as President, Vice President, Secretary, and Treasurer respectively. Motion by Eileen Kurtz, 2nd by Mac McKenzie. All in favor.

Resident addressed to the board: A homeowner on Paddock Circle addressed the board about the possibility of cutting the common area trees behind the fence. The homeowner said the trees are close to his drain field the fence doesn't dry out. Mac McKenzie offered to go look at the trees

Announce next meeting: October 19, 2021

Adjourn: 7:52 p.m.