

SILVER OAKS PHASE II HOA

BOD MEETING MINUTES

TUESDAY, NOVEMBER 16, 2021 6:30 P.M.

CROSSPOINT CHURCH, OLD BETHEL RD, CRESTVIEW, FL

Meeting called to order at 6:35 P.M. by President Chris Alvarado

In Attendance: President Chris Alvarado, Vice President Chuck Charumut, Treasurer Eileen Kurtz, Secretary Melissa Peacock, ARC Chair Mac McKenzie, Pool Chair Cheri Dickson and Members At-Large Linn Lukert and Martin Rozens.

Approval of October 29, 2021, Special Meeting Minutes: Motion to approve by Cheri Dickson, 2nd by Mac McKenzie. All in favor.

Treasurer's Report: Eileen Kurtz reviewed current bank balances with the Board. All 121 homes have paid their HOA dues. Dues invoices for 2022 will be sent in early January and will include the 2022 budget, pool pass agreement and pool rules. She highlighted for the Board, since there are new Board members, that the 2022 accounting fees are half now since finding a new accountant (\$195/month vs \$400).

Committee Reports:

Architecture/Landscaping: Mac McKenzie met with our landscaper, Alex Eaton to look at the sprinklers at the Phase II entrance. They were able to get all but one sprinkler zone up and running. Mac and Alex will be working on the issue of finding the damaged pipe. Chris Alvarado will be speaking to another company about tree trimming on November 20, 2021 and will get another quote.

Pool: Cheri Dickson has received about 10 pool passes back from renters and some residents in Phase I. She will be making another announcement to get the passes from everyone. Cheri and a Phase I resident pressure washed the pool chairs and moved things into the pool house for the season. The issue of resealing the pool deck was brought up, with an approximate cost of \$15,000. Mac McKenzie and Martin Rozens both brought up some materials that could be used to seal the pool deck. Mac McKenzie will be looking into those materials. The \$2,200 pool patch repair approved as part of the 2022 budget will be done in February.

New Business:

Board Vacancy: Chuck Charamut called in for the meeting to volunteer for the Vice President position. Motion by Chris Alvarado, 2nd by Mac McKenzie for Chuck to fill the vacancy. All in favor. Chris Alvarado informed the Board that Linn Lukert volunteered to be an At-Large member; motion by Chris, second by Cheri Dickson; all in favor. Martin Rozens volunteered to be a Member At Large. Motion by Mac McKenzie, 2nd by Melissa Peacock. All in favor.

Christmas Decorations (not on original agenda): Chuck Charamut suggested decorating the Lake Silver entrance with Christmas decorations over Thanksgiving weekend and advised that the power strips/timers likely need to be replaced; estimated cost was up to \$40.

Old Business:

Havenmist Lane Repairs: Okaloosa County has gone and fixed the sinkhole in the road. Alex Eaton will be weeding more around the Havenmist pond to keep the growth down even more. Brief discussion about the continuous and historic problems with the pond, which in 2021 alone cost the HOA approximately \$15,000 in repairs and remedies for damages.

2022 Pool Passes: The Board will be including the 2022 pool pass contract with the HOA dues notices for owners to fill out and return with their HOA dues so Cheri can more quickly activate pool passes when the pool opens.

Welcome Letters: Eileen Kurtz has mailed all new homeowners, who moved in the neighborhood in 2021, the welcome letter.

Announce Next Meeting: 18 January 2022 at 6:30 P.M.

Adjournment: 7:20 P.M.