

SILVER OAKS HOMEOWNERS' ASSOCIATION, PHASE I
BOARD OF DIRECTORS MEETING
Thursday July 14, 2022 6:30pm
CROSSPOINT CHURCH
APPROVED

I. Call to order: Cassie Segreti , President called the meeting to order at 6:32 pm.

II. Roll Call: Board members present: Cassie Segreti , President; vacant, Vice President; Connie O'Neill, Treasurer; Ann Drakes; Secretary, Cassie Segreti , Architectural Committee; Terry Frame, Barbara Cole. Homeowners: Jackie Malichuk, Marian Curtis, John & Tara Steadman, JoAnn Nixon

III. Reading and Approval of minutes for previous month Board Meeting: Minutes were approved via email with HOA members Connie made a motion to approve the minutes as presented. Barbara seconded the motion. Motion passed.

IV. Committee Reports:

Financial Report:

- Connie read over the financial report.
- There is \$19,808.93 in checking & \$15,023.37 in savings
- \$1700 was used in June to update plants & landscaping
- Ann made a motion to approve the Financial Report as presented. Barbara seconded the motion. Motion passed.

Architectural Committee:

- Cassie stated that there are no applications for the Architectural Committee at this time.

Compliance Committee:

- There were a total of 3 fine letters sent out to homeowners

A. Fine letter vs reminder letter:

- a. Compliance committee will vote to either send a reminder letter or fine letter
- b. A reminder letter will be sent to homeowners who are unaware of issue
- c. Fine letter will be sent to homeowner who are in violation and who have been aware of violaton
- d. Certified letters will be sent to have record of being received by homeowner

B. Old Business:

A. Homeowners who have complaints

- a. All complaints need to be written on the official form on the website. No phone calls or face to face interactions will be done.

C. Sidewalk repair

- a. Liability issue
- b. HOA is going to handle getting sidewalk repairs done at this time
- c. Moving forward with getting quotes from companies, HOA will decide on a company at the next meeting.

D. Mailboxes

- a. At this time only need to replace boxes that are in need of repair, not all mailboxes.
- b. Letters were sent to homeowners who need to fix mailbox

VI. New Business:

- A. Motion to approve Becker & Poliakoff as HOA attorney. Connie made a motion to approve Barbara second the motion.
 - a. Cassie to call and set up
- B. Complaints on trailers in driveways/roadways. We have sent a letter, fines have started. Now what can we do to have the trailers removed.
 - a. Per our CCR all trailers need to be concealed
 - b. We will contact lawyer to determine next step and to handle legality
- C. Homeowners have asked if we can clarify/update the CCR for trailers
 - a. HOA has been working on trying to get this clarified, will start this process and consult with attorney
 - b. Clarifications can be done by the HOA board. Amendments require a 75% vote of all homeowners to make it legal.
 - c. Roughly cost about \$8000 to amend CCR
- D. Maintenance of waterway lots. Who maintains?
 - a. Retention pond maintained by county and is done twice a year
 - b. HOA has paid in past to maintain
 - c. Empty lots are lot owners responsibility
- E. Landscape committee to oversee common areas and get estimates of repair.
 - a. Barbara & Terry will be a part of this committee at this me

VII. Open Forum:

- Request HOA buying bulk of mailboxes and selling to homeowners at a discounted cost
 - Will discuss this during the annual budget meeting.
- Best yard competition to encourage homeowners to clean up.
- Issues with HOA CCR and what FL statute states - will revisit this and clarify with attorney

VIII. Next Board Meeting: 11 August, 2022, Cross Point Church 6:30 pm.

IX. Adjournment:

Connie made a motion to adjourn the meeting at 7:55 pm.

Barbara seconded the motion.

Motion passed.

Minutes Approved: Connie made a motion to approve. Terry second the motion