

SILVER OAKS HOMEOWNERS' ASSOCIATION, PHASE I
BOARD OF DIRECTORS MEETING
Thursday January 12 2023 6:30pm
CROSSPOINT CHURCH
APPROVED

I. Call to order: Cassie Segreti, out-going President, called the meeting to order at 6:34 pm.

II. Roll Call: Board members present: Lauren McClanahan, In-coming President; vacant, Vice President; Connie O'Neill, Treasurer; absent, Secretary; Cassie Segreti, Architectural Committee; Barbara Cole, Terry Frame.

Homeowners:

Travis Pelletier, Bob Webster, Tara Steadman, Brian Threadgold (and Tasha Threadgold, Secretary – late due to school commitments)

III. Reading and Approval of minutes for previous month Board Meeting: December minutes were reviewed with HOA members. Connie made a motion to approve the minutes as presented. Lauren seconded the motion. Motion passed.

IV. Committee Reports:

Financial Report:

- Connie read over the financial report.

- With Effect Dec 31 2022 there is \$1298.87 in checking & \$19,040.23 in savings

- as of conduct of this meeting 31 homeowners have paid 2023 HOA fees

Cassie made a motion to approve the Financial Report as presented. Lauren seconded the motion. Motion passed

Architectural Committee:

No applications at this time.

Compliance Committee:

-Discussed the amended Compliance letter

V. Old Business:

A. Sidewalk Repair

Cassie made a motion to reimburse Barb \$439.40 for the cost of sod for the sidewalk repair and printing supplies. Lauren seconded the motion. Motion passed.

VI. New Business:

-The board decided on violation photos

-Discussed previous board approving 72 hour RV parking on lots for repair, cleaning, etc. Decision: letter to be drafted for all affected homeowners.

-Discussed re-arranging existing sod/adding new sod to the new sidewalk on Hunting Meadows until the County finds a solution to the cause of erosion

-Discussed asking HOA Attorney about:

Can the board prohibit parking on the area between the street and sidewalk in front of a lot?

Can the board handle official business via email? Decision: Can discuss business via email, cannot vote via email.

-Discussed a homeowner complaint about sprinkler damage by the contractor who repaired the sidewalk. Decision: not HOA responsibility, homeowner to rectify with the contractor.

-Discussed FL Statute requirements for HOA board members. Decision: online training is required for all board members to be completed within 90 days of election.

VII. Open Forum:

-A homeowner asked about the attractiveness of lots, does the requirement extend to un-developed lots? Lot owners are responsible.

-A homeowner asked about the money potentially going to pay for a lawsuit. The money, if any is paid, is paid by insurance, not by the HOA.

-A homeowner asked if a storage shed could be located in any of the retaining ponds. No decision as the County is involved as well.

Election of Officers:

-Brian Threadgold nominated as Vice-President. Nomination seconded by Connie. Nomination passed.

VIII. Next Board Meeting: Thursday, 09, February, 2023, Cross Point Church, Time, 6:30 pm.

IX. Adjournment:

Cassie made a motion to adjourn the meeting at 8:02 pm. Lauren seconded the Motion. Motion passed.

Minutes approved (at 09 February 2023 HOA Meeting): Connie made a motion to approve the minutes as presented, Brian seconded the motion. Motion passed.