

SILVER OAKS PHASE I HOA
BOARD OF DIRECTORS MEETING
THURSDAY July 13, 2023 6:30pm
Crosspoint Church 6268 Old Bethel Rd Crestview FL
Meeting Minutes
Approved

Call to Order By: Lauren McClanahan Time 6:30 pm

Roll Call:

Present: Lauren McClanahan-President

Tasha Threadgold-Secretary

Connie O'Neill-Treasurer

Barbara Cole-Board Member

Terry Frame-Board Member

Absent: Brian Threadgold-Vice-President

Homeowners present: Bob Webster and Sondra and Albert Padalecki

Previous minutes were reviewed and approved.

Motion: Connie O'Neill Seconded: Barb Cole Vote: Unanimous

Committee Reports

Treasurer Report

The monthly treasurer's report was presented. Cassi Segreti and Ann Drakes have been removed as endorsers for checks and Lauren McClanahan and Tasha Threadgold have been added.

Four liens have been placed on properties of those who have failed to pay yearly dues. (Last year, there were three liens.) The money paid goes to pay violation fees first, then dues.

Insurance has increased by \$417.08 for the year. This will take place on the new policy bringing the total to \$2,220. 44 running from September 2023-September 2024.

Motion: Tasha Threadgold Seconded: Barb Cole Vote: Unanimous

Arch Report

Cassi Segreti presented four arch requests that she received.

1. Hunting Meadows-patio install-approved

2. Saratoga-shed-not approved-lot hasn't been purchased yet, plans would need to be submitted after purchase.
3. Palamino Trail-fence for concealing trash-no arch request needed. Approved
4. Saratoga-Fence in varying sizes 6 ft and 8ft. This arch request was never completed and needs to be resubmitted. An inquiry letter will be sent asking for them to resend their arch request and date of completion.

Motion: Tasha Threadgold Seconded: Connie O'Neill Vote: Unanimous

Compliance

Discussion as to inquiry letter vs. violation letter.

It was stated that inquiry letters will be sent to those homeowners who haven't violated the CCRs but need to fix something, ie. mailboxes

Violation letters will be sent to those homeowners who are in clear violation of the CCRs.

Violation letters are sent through certified mail and the homeowner has fifteen days to repair the violation, contact a board member, or file a complaint with the compliance committee.

Motion: Connie O'Neill Seconded: Terry Frame Vote: Unanimous

Old Business

1. Discuss attorney's opinions on:
 - a. Does the board have the authority to restrict homeowners from parking on the right-of-way (grass) the street and sidewalk.

Action: Tabled

2. Mailbox Letters sent

Action: Eleven inquiry letters are to be sent by the secretary for homeowners to repair mailboxes.

3. HOA Management Company

Action: Tabled

4. Records from president 10/21-4/22

Action: An inquiry letter was sent on June 5. There has been no response yet. On August 5th, the secretary will send a certified letter asking for the notes during his tenure.

5. Fence permit in arch application

Action: The board has no say as to how the fence is erected on the property in relation to which side faces out/in.

6. Entrance sidewalk

Action: The vice-president is still working on this issue.

7. Calumet-new sidewalk

Action: There is still a run-off problem with the new sidewalk installed on Calumet. Barb Cole has contacted the county about this.

8. Calumet arch request

Action: Cassi Segreti will reach out to the homeowner about their question.

New Business

Ten complaint letters were received and reviewed. Nine will receive violation letters.

Open Forum

A homeowner asked if we can add some of our money in our checking account to the savings account. Connie O'Neill said that will be completed by the next meeting.

A homeowner would like a more detailed list of the \$2000 in accounts receivable. Connie O'Neill said she could do that.

A homeowner expressed concern over sidewalks that are a trip zone because of movement due to tree roots. He stated that if the board is negligent in correcting this, it could become a huge issue for the board. The board is going to look into the amount of sidewalks that need repair and vote on this at the next meeting.

A motion was made to adjourn the meeting by Barb Cole.

It was seconded by Connie O'Neill.

Meeting was adjourned at 8:09 pm.

Next Meeting-August 10, 2023 at Crosspoint Church at 6:30 pm.

