**SILVER OAKS HOMEOWNERS’ ASSOCIATION, PHASE I**

**BOARD OF DIRECTORS MEETING**

**January 11 2024**

**Crestview Senior Center**

**APPROVED**

**I. Call to order:** Tiffany Williams called the meeting to order at 6:30 pm.

**II. Roll Call:** Board members present:

Louis Gennaro

Jackie Matichuk

Joanna Clay

John Steadman

**III. Consent Agenda**

1. Approval of corrected November 2023 minutes
2. Approval of December 2023 minutes
3. Approval of November 2023 financial report
4. Approval of December 2023 financial report
5. Approval of FY 2024 budget
6. Cancellation of lawn service with Branhof Lawn
7. Cancellation of storage shed with Crestview Storage

Motion: To approve the Consent Agenda

Made by: Jackie Matichuk

Seconded by: Joanna Clay

Disposition: 5 yeas

**V. Old Business:**

\* Document scanning and load to web site – ongoing project

\* Hunting Meadows/Old Bethel sidewalk – tabled until April 2024

**VI. New Business:**

\*Estoppel resolution to raise fee to maximum allowed by the state of Florida ($299) Resolution 2024-001

Motion: To approve Resolution 2024-001

Made by: Louis Gennaro

Seconded by: Joanna Clay

Disposition: 5 yeas

\*Tiffany Williams stated she had spoken to the Phase 2 HOA President about placing a small shed on the pool grounds for Phase 1 use. The Phase 2 President was in agreement; it will be discussed at their February meeting. Waiting on that outcome before looking to purchase a new small shed. 2 homeowners that were present indicated they would be willing to help install the shed.

\*Larry Williams and Sheila Dunning from the County Extension will do a site visit on Jan 16 2024 at 9 am to look at the front entrance and provide recommendations for a Florida Friendly Landscape project. Based on those recommendations, a bid will go out for a new lawn service that is familiar with the Florida Friendly program. A request for quotes on a new irrigation pump will be conducted in conjunction with that bid. We should have the report with the recommendations at the February meeting and will make a decision at that time.

\*CCR Revision Committee: seek volunteers from within the community to look at the CCR and make suggestions for revisions, expanding on the restatement project started by the 2023 Board Treasurer. The goal is to reduce /remove the ambiguity that is in the current documents.

These can be line item changes as well as opposed to entire sections The action is a direct result of the litigation that has been brought against the Association. This will be firmed up at the March meeting as far as the interested volunteers and time needed. 2 owners present at the meeting volunteered to help.

ACTION ITEM: Reach out to neighbors who might be willing to help. Bring names to February meeting.

Motion: To approve starting a CCR revision committee

Made by: Louis Gennaro

Seconded by: Jackie Matichuk

Disposition: 5 yeas

\*Approve the formal resignation of the following Board members:  
Cassie Segreti

Kevin Segreti

Matthew Pinkerton

Tommy Montgomery

The board had previously accepted the resignations; this is the formal vote.

Motion: To approve the formal resignations

Made by : Jackie Matichuk

Seconded by: Louis Gennaro

Disposition: 5 yeas

\*The board is allowed to appoint Members at Large. Tiffany appointed Ragan Rooks as a Member at Large. No motion is required.

\*The board appointed Sondra Padalecki and John Steadman to the Architectural Committee. 1 more person is needed. No motion is required.

\*Ragan Rooks volunteered to call contractors for the sidewalk repair. Previous board members had the sidewalks at issue spray painted and stopped a contractor from continuing work due to unsatisfactory results. A discussion with all present regarding various ways to fix the sidewalks ensued. Will wait on bid results.

\*CCR fines and violations- the board is working on a new process to handle violations. Fines were a recent decision by a previous board. Jackie Matichuk indicated that the board did not follow the recommendation of the HOA attorney and create an amendment to the CCR stating such; instead, they relied on a little-known case law that referenced an old statute regarding the date an HOA was created. Due to the fact that previous boards easily reversed decisions made by their predecessors, Jackie Matichuk made a motion to cease the violation fines.

Motion: Cease the fine process

Made by: Jackie Matichuk

Seconded by: Joanna Clay

Disposition : 5 yeas

Public forum: Homeowner had a distressing concern over vans and recreational vehicles. Concern addressed.

Meeting adjourned at 7:29 pm. February meeting date /location TBD base on Senior Center availability.