SILVER OAKS HOMEOWNERS' ASSOCIATION, PHASE I

BOARD OF DIRECTORS MEETING

18 June 2026 / APPROVED

I. Call to order: Jason Ward, call the meeting to order 6:31pm.

II. Roll Call: Board members present: Vice President: Tyler James; Treasurer Kim Davis; Board Members: Jason Ward.

III. Reading and Approval of minutes for previous Board Meeting: Cassie presented the minutes of the Board meeting for May 2026 via email prior to the meeting. Tyler motioned, Jay seconded. Approved. Will be added to website.

IV. Committee Reports:

Financial Report: Kim read financial report, all in attachment. The HOA has $23,150.82 in the checking account and $3,194.65 in the savings account.

6 houses still owe for 2026, 4 houses for 2025, and 1 house for 2024. Notice of Late Assessments and Notice of Intent to Lien letters have been sent out per the statutory timelines.

Tyler made a motion to approve the Financial Report as presented. John seconded the motion. Motion passed.

V. Architectural Committee: Not in attendance/no packages to review.

VI. Old Business:

A. New street sign update – Kim is working on obtaining a quote for replacement of the street signs at the front of the neighborhood for Old Bethel/Hunting Meadows intersection. We will also have to purchase 2 new brackets to hold the signs. Best option available is $123/each. Sign company indicated that they would be able to re-letter any existing signs that the letters are peeling off of. Still waiting on finalized quote for replacement.

B. Sidewalk repairs needed – postponed until next meeting. Waiting on quotes.

C. Utility Bill/Street Light Removal – new utility bill after the removal of street lights is approximately $50/month which is a huge savings for the HOA.

VII. New Business:

A. Estoppel fees – previous estoppel requests showed a $299 fee for preparation of paperwork. Kim noted that the current Florida Statute sets a maximum limit of $250. Kim motioned to lower our estoppel fee to be in line with current legislation. Seconded by Jason. Motion passed.

VIII. Open Forum: None

VIII. Next Board Meeting: 16 Jul 2026 via Zoom 6:30 pm

VIII. Adjournment: Kim made a motion to adjourn the meeting at 641pm. Jason seconded the motion. Motion passed.