



**Silver Oaks Phase I
Owners' Association, Inc.
P.O. Box 1542
Crestview, FL 32536
Website: www.silveroaksfl.com**

Hello Everyone,

Enclosed is the Notice of Annual Meeting that will take place on October 29, 2026. A quorum of 30% must be present (in person or by proxy) in order for business to be conducted. Please review the notice and submit any proxies as soon as possible.

You are able to attend the Annual Meeting via Zoom but you **must return your proxy** in order for your attendance and vote to be counted. The Zoom meeting link is enclosed and is the same one used for the monthly board meetings.

There are 2 vacancies on the Board of Directors that need to be filled. If you are interested in serving, please contact the Board. You will also be allowed to make nominations from the floor of the meeting.

We are also looking to appoint an Architectural Committee and are seeking volunteers. This Committee is in charge of reviewing and approving all applications received from homeowners for improvements subject to the Architectural Guidelines in Sections V and VI of the CC&R's. **This is a relatively low time commitment as we do not receive very many requests.** Serving on this committee does **not** require you to attend Board meetings and would only require that you approve the requests within 30 days of it being received by the Committee. If you are interested in serving on this Committee, please contact the Board.

We hope to see you there!

Board of Directors
Silver Oaks Phase 1 Owners' Association, Inc.

presidentsilveroaksfl@gmail.com
secretarysilveroaksfl@gmail.com
treasurersilveroaks@gmail.com

**NOTICE OF ANNUAL MEETING
OF
SILVER OAKS PHASE I OWNERS' ASSOCIATION, INC.**

TO ALL MEMBERS:

On **Thursday, October 29, 2026 at 6:30 PM**, in **201 Stillwell Blvd Crestview, FL 32536 (Warrior's Hall next to Crestview Police Department)**, the Annual Meeting of the Association will be held for the purpose of electing Directors, and such other business as may lawfully be conducted. You may observe and speak at the meeting remotely at the following (however, Owners may only vote in person or by proxy):

You may also attend this meeting electronically via the Zoom link below. **Please note, you will not be able to vote via Zoom so please complete and return your proxy if you are unable to attend in person.**

<https://us06web.zoom.us/j/84351472836?pwd=ULf77S09HWb6tK2rgOnKNp5b3BvgbY.1>

Meeting ID: 843 5147 2836
Contact the Board for Passcode
Call In: 1-253-205-0468

The agenda for the Annual Meeting is:

1. Certifying Quorum - Call to order.
2. Proof of Notice of Meeting.
3. Reading and disposal of unapproved minutes.
4. Reports of Officers.
5. Reports of Committees.
6. Appointment of Inspectors of Elections.
7. Election of Directors.
8. Unfinished Business.
9. New Business
10. Adjournment.

**NOTE: FORGERY OF A BALLOT USED IN AN ELECTION IS A CRIME
PUNISHABLE AS A THIRD DEGREE FELONY.**

VOTING: There shall only be one (1) vote per unit allowed. Thirty percent (30%) of the voting interests (a "quorum") must be present, in person or by proxy, at the meeting in order for the business to be conducted. It is important that you either attend the meeting or provide a proxy.

It is very important that you either attend the meeting in person or submit a proxy in order to conduct business.

VOTING BY PROXY

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about **PROXIES**:

1. A **proxy** is for the purpose of establishing a quorum and appointing **another person** to vote for you in the event you might not be able to attend the meeting. It must be signed by the person authorized to cast the vote for the Lot. If you want to vote and do not attend the Annual Meeting in person, **you must vote by proxy**.

2. The proxy should be submitted to the Association **prior to the scheduled time of the meeting**. It can be sent via mail addressed to the Association's mailing address at: **PO Box 1542 Crestview, FL 32536**, or via email to: **secretarysilveroaksfl@gmail.com**. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.

3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.

4. A proxy may be **revoked** in writing or **superseded** by a later proxy to another person.

It can also be **assigned** (substituted) by the person designated on the proxy to a third person, if the person you designate as proxy decides that he or she will be unable to attend the meeting.

5. A **proxy form** is enclosed with this notice for your use, if needed.

Immediately following the Annual Meeting, the organizational meeting of the Board of Directors will be held for the purpose of electing officers of the Association and such other business as may lawfully be conducted. The agenda for the Board Meeting is as follows:

1. Certifying quorum – Call to Order.
2. Proof of Notice of Meeting.
3. New Business
 - a. Elect Officers
 - b. Approval of FYE 9/30/27 budget and vote on annual dues amount
 - c. Appointment of Architectural Committee
4. Adjournment.

Date:_____.

BY ORDER OF THE BOARD OF DIRECTORS

Phillip Peerboom, Secretary

PROXY

The undersigned, owner of _____
(street address) in **Silver Oaks Subdivision, Phase I**, appoints (**Check One**):

____ a) **Phillip Peerboom, Secretary** of the Association, on behalf of the Board of Directors, or

____ b) _____ (if you check b, write in the name of your proxy), as my proxyholder*, with full power of substitution, to vote and otherwise act on my behalf and in my stead without limitation at the meeting of the members of **Silver Oaks Phase I Owners' Association, Inc.** to be held **Thursday, October 29, 2026 at 6:30 PM**, in **201 Stillwell Blvd Crestview, FL 32536**, and any adjournment/recess thereof.

Date: _____.

SIGNATURE OF OWNER:

Signature: _____ Print Name: _____

*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, is an appointment of the of the Association as your proxyholder.

DO NOT COMPLETE THIS SECTION. This section is only to be filled in by the proxyholder if they wish to appoint a substitute proxyholder.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, designates _____
to substitute for me in the proxy set forth above.

Date: _____.

PROXYHOLDER

THIS PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

SILVER OAKS PHASE 1 OWNERS' ASSOCIATION
PROPOSED BUDGET 10/01/2026 TO 9/30/2027

PROPOSED BUDGET TOTAL **\$27,874.25**

**TOTAL ANNUAL ASSESSMENT
PER LOT (128 LOTS)** **\$218.00**

You will receive an invoice in January 2027 for the finalized assessment amount. Please do not make any payments until that invoice is received.

		Expense <u>Oct 2024-Sept 2025</u>	Expense <u>Oct 2025-Sept 2026</u>	Proposed Budget <u>Oct 2026-Sept 2027</u>
COMMON AREAS				
7005	Chelco	\$4,834.11	\$3,115.88	\$720.00
7012	Front Entrance Improvements	\$0.00	\$727.73	\$1,000.00
7015	Front Lighting	\$0.00	\$0.00	\$0.00
7030	Lawn Service	\$2,200.00	\$4,955.00	\$2,635.00
7032	Undeveloped Lots Service	\$0.00	\$0.00	\$0.00
7040	General Liability Insurance	\$0.00	\$20,499.05	\$15,000.00
COMMON AREAS TOTAL		\$7,034.11	\$29,297.66	\$19,355.00
EVENTS				
7115	HOA Events/Parties	\$100.00	\$113.00	\$200.00
7120	Decorations	\$0.00	\$17.08	\$100.00
EVENTS TOTAL		\$100.00	\$130.08	\$300.00
OPERATIONS				
7137	Office Supplies	\$0.00	\$335.03	\$200.00
7201	PO & Safe Deposit Box Rental	\$210.00	\$216.00	\$225.00
7203	Website Hosting	\$0.00	\$0.00	\$1,000.00
7206	Storage Unit	\$0.00	\$2,921.42	\$0.00
7207	Street Signs & Mailboxes	\$0.00	\$26.67	\$500.00
7208	Printing	\$0.00	\$6.42	\$100.00
OPERATIONS TOTAL		\$210.00	\$3,505.54	\$2,025.00

SILVER OAKS PHASE 1 OWNERS' ASSOCIATION
PROPOSED BUDGET 10/01/2026 TO 9/30/2027

		Expense	Expense	Proposed
		<u>Oct 2024-Sept 2025</u>	<u>Oct 2025-Sept 2026</u>	<u>Budget</u>
				<u>Oct 2026-Sept 2027</u>
TREASURER				
7290	Bond/Policy Insurance	\$208.00	\$208.00	\$208.00
7404	Postage & Delivery	\$0.00	\$529.80	\$425.00
7420	Lien Expense	\$0.00	\$31.50	\$50.00
7510	Legal Fees	\$2,704.00	\$300.00	\$3,000.00
7515	Accounting Fees	\$486.87	\$650.00	\$400.00
7520	Annual Report Filing	\$61.25	\$61.25	\$61.25
7425	Bank Service Charges	\$0.00	\$60.00	\$50.00
7530	Income Tax/Penalties/Interest	\$0.00	\$530.00	\$0.00
TREASURER TOTAL		<u>\$3,460.12</u>	<u>\$2,370.55</u>	<u>\$4,194.25</u>
ASSN RESPONSIBILITIES FUND				
7300	General Maintenance Grounds	\$0.00	\$0.00	\$1,000.00
7301	Plant & Landscaping	\$749.28	\$273.06	\$1,000.00
7302	Improvements/Lighting	\$0.00	\$0.00	\$0.00
7303	Sidewalk Repairs	\$10,500.00	\$0.00	\$0.00
7304	Improvements-Curbing	\$0.00	\$0.00	\$0.00
ASSN RESPONSIBILITIES FUND TOTAL		<u>\$11,249.28</u>	<u>\$273.06</u>	<u>\$2,000.00</u>
TOTAL EXPENDITURES				
Oct 2024 through Sept 2025		<u>\$22,053.51</u>		
Oct 2025 through Sept 2026			<u>\$35,576.89</u>	
Less: insurance overage paid out of reserves			<u>(\$15,000.00)</u>	
Adjusted Oct 2025 through Sept 2026			<u>\$20,576.89</u>	
TOTAL PROPOSED BUDGET				<u>\$27,874.25</u>

** Amount includes an estimate for expenses not yet received*