

Silver Oaks Homeowner's Association Board Meeting

April 13, 2004

Location:

Adams Homes Model Home, Silver Oaks Phase II

In attendance:

Thomas Calhoun	423-0178	tcalhoun@woodlawnbaptist.com
Barbara Cole	682-5283	franzcole@cox.net
Joe O'Neill	682-4654	josephroneill@cyou.com
David Shepherd	683-1700	ceelydave@cox.net
Deryl Snyder	682-6805	deryl.snyder@eglin.af.mil
Dan Taylor	683-4122	jdandmstaylor@cox.net
Michael Zoltek	689-8598	mzoltek@anobles.com

Absent:

Ed Santos	682-2911	hmd5859@cox.net
Lou Gennaro	682-5368	louis.gennaro@cox.net

Minutes:

- 1) Agenda, Appendix A (David Shepherd)
- 2) Treasury report (Thomas Calhoun)
 - a) No monthly status due to inability to contact Mr. Scott
 - b) 14 delinquent dues for 2004
 - i) Already received 2 letters from Mr. Scott
 - ii) Will send a certified letter from the HOA
 - c) Thomas will email when available
- 3) Minutes from last meeting (Deryl Snyder)
 - a) Motion to accept minutes from March meeting as written – Mike Zoltek
 - i) Second – Thomas Calhoun
 - ii) Yea 7, Nay 0 – Motion passed
- 4) Lawyer status
 - a) It is agreed that Mike Chesser will be legal council when required
 - b) Legal representation agreement signed by Mr. Shepherd on behalf of the board.
- 5) Letters regarding delinquent dues (Appendix B), use restriction (Appendix C), and mailbox problems (Appendix D) discussed and agreed upon by the board.
- 6) Architectural review board
 - a) Will send certified letter to Mr. Maharaj regarding a shed on his property without required privacy fence.
 - b) \$50 fee for ARB services needs clarification. Board agrees to consider at a later date.
- 7) Review of project status (Appendix E, Appendix F)
- 8) HOA Web site status

- a) Thomas Calhoun will be taking over as webmaster
- 9) Board agrees that for May meeting, members should come prepared with suggestions for changes to the covenants
 - a) Proxies, yard signs, ARB fee, etc.
- 10) Motion to adjourn – Dan Taylor
 - a) Second – Joe O’Neill
 - b) Meeting adjourned

Appendix A

AGENDA

Silver Oaks Homeowner's Association Board Meeting

April 13, 2004

Opening Dave Shepherd

Treasurers Report Thomas Calhoun

March 2004

Minutes of last meeting Deyrl Snyder

Old Business/Action Items

- Transfer of Safety Deposit Box Mike Zoltek/Dave Shepherd **
- Legal Issues/Attorney Contract Dave Shepherd
- Delinquent Association Dues Tom Calhoun
- Article IX, Use Restriction Strategy Board Members
- Article VIII, Maintenance Strategy Board Members
- Architectural Guidelines Strategy Board Members
- Front Entrance Beautification Committee Bob Hester/Barbara Cole
- Irrigation System update Dave Shepherd
- Lighting Repair/Improvement Status Dave Shepherd
- Architectural Review Board Report Barbara Cole
- Street Signs Dave Shepherd
- Yard Sale 4/17/04 Sandy Hester/Karen Figueroa

New Business

- Board of Directors
- Homeowners

Closing (motion from board)

Dave Shepherd

Appendix B

*Silver Oaks Homeowners Association
P.O. Box 1542
Crestview, Florida 32539*



April 13, 2004

Mr. Wendell Daunis
5854 Calumet Court
Crestview, Florida 32536

Dear Mr. Daunis,

This letter is in regards to previous correspondence from the Architectural Committee and conversations with you concerning mailbox for your address doesn't conform with Article VI, Section 3, and I quote:

"Mailboxes - Mailbox stations shall be identical and will be supplied by the developer at its cost not to exceed \$150.00 each."

The Board of Directors hereby request that you do change the mailbox for your property to conform with the designated mailbox of Silver Oaks Sub-Division, as outlined by the Covenants, Conditions and Restrictions.

If you would like to discuss this matter, the Board of Directors meets on the 2nd Tuesday of each month at Davidson Middle School at 6:30 pm.

For The Board of Directors,

David Shepherd
President

Appendix C

*Silver Oaks Homeowners Association
P.O. Box 1542
Crestview, Florida 32639*



April 8, 2004

Mr. & Mrs. Harold L. & Sarah N. Sterman
5841 Saratoga Drive
Crestview, Florida 32536

RE: Non-payment 2002 Silver Oaks Homeowners Association Dues, Lot 8-B

This letter is to give notice to you as of this date you have not paid your 2002 Dues, plus 6% per annum interest for being delinquent. You were notified with the initial billing in February 2002 and reminded on April 8, 2003 and again on July 21, 2003 of being delinquent.

Article IV, section 1 of the Covenants, Conditions and Restrictions of Silver Oaks Subdivision, Phase I in part states;

"The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be expressed in such deed, it is deemed to covenant and agree to pay the Association; (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made."

This is to advise that payment in full for 2002 Silver Oaks Homeowners Association Annual Dues plus any interest due must be received by April 30, 2004 or this delinquent account will be turned over to our Attorney for collection and any legal action that is required.

For the Board of Directors,

David Shepherd
President

Appendix D

*Silver Oaks Homeowners Association
P.O. Box 1542
Crestview, Florida 32539*



April 13, 2004

Mr. Larry Hammerbeck
5855 Hunting Meadows Drive
Crestview, Florida 32536

Dear Mr. Hammerbeck,

This letter is in regards to the two previous letters to you from the Silver Oaks Architectural Committee concerning the violation of Article IX, Section 5, and I quote:

"Vehicles, Trailers, and Boat Storage. Inoperative vehicles, travel trailers, recreational vehicles, commercial vehicles, buses and trucks with more than six wheels, boats and trailers, if stored on a Lot shall be kept in a concealed manner; closed garage, storage space, or within a fence, all so as not to be observable from other Lots or Common Areas. Garage and storage spaces must be approved by the Architectural Committee."

You continue to store Trailers, Personal Watercraft on your property that is visible from other lots and the Street, in violation of the Covenants, Conditions and Restrictions. This is to advise that that the violations are not corrected within 30 days of this letter; the Association will seek legal action to bring this violation to conform to the Covenants, Conditions and Restrictions. Additionally, the Association will request the cost associated with this action (court cost, Reasonable Attorney Fees) and all other cost associated with the action be recovered.

If you wish to discuss this matter, the Board of Directors meets on the 2nd Tuesday of each month at Davidson Middle School at 6:30 pm.

For The Board of Directors,

David Shepherd
President

Appendix E

4/13/04 PROJECT STATUS

Irrigation System – The system is functioning from the control box after recent repairs by Cedar Oaks Landscape & Irrigation (*had to find zone controllers for 5 & 6, both were cover by earth & grass and replace control valve and pump for zone 5*), at the current time we are in the process of looking at each head and ensuring that the height of the head and spray is ok. George Stevens, Barbara Cole, others and myself are doing the work.

Lighting System - King Electric has located a parts source in Milton, FL, it appears that a replacement unit for the in ground lights will be approximately \$500. King Electric will look at each light and determine what parts will be necessary and prepare an estimate for the Association. Barbara Cole and George Stevens have found an additional three (3) in ground lights for a total of nine (9), four of which are operative.

Street Signs – I have ordered two (2) sign units from Broadway Sign Company for Saratoga Drive/Pinto Lane and Sorrell Ridge Road/Hunting Meadows Drive. Total Price (prepaid) for both signs, including taxes is \$556.89. Will be ready for pick-up this Friday 16th.

Beautification & Landscaping – At this time the homeowner committee headed by Bob Hester have planted 301 Azaleas in the beds located in front of the fence, which parallels Old Bethel Road. Plans are to plant some additional perennial plants in front of fences at the entrance to add color to the landscape and correct a situation of monkey grass growing wild and out of control. The new lawn care service has mowed twice and has planted flowers in the front of Island.

Appendix F

3D Landscape - A:\LIGHTING.LND

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|-------------------|--------------------------|--------------------------------|
| 1. | Florescent Lighting..... | Operative |
| 2. | Florescent Lighting..... | Operative |
| 3. Greenlee Mfg. | Mercury Vapor..... | Operative |
| 4. Greenlee Mfg. | Mercury Vapor..... | Operative |
| 5. Greenlee Mfg. | Mercury Vapor..... | Inoperative....Bulb? |
| 6. Greenlee Mfg. | Mercury Vapor..... | Operative |
| 7. Greenlee Mfg. | Mercury Vapor..... | Inoperative..broken lens, etc. |
| 8. Greenlee Mfg. | Mercury Vapor..... | Operative |
| 9. Greenlee Mfg. | MERCURY VAPOR | INOPERATIVE - BROKEN LENS |
| 10. Greenlee Mfg. | MERCURY VAPOR | LOCATED IN BED - INOPERATIVE |
| 11. Greenlee Mfg. | MERCURY VAPOR | LOCATED IN BED - INOPERATIVE |

