

Silver Oaks Homeowner's Association – Phase 1 Board Meeting

October 12, 2004

Location:

Davidson Middle School

In Attendance:

Tom Calhoun	423-0178	tcalhoun@woodlawnbaptist.com
Barbara Cole	682-5283	franzcole@cox.net
Joe O'Neill	682-4654	josephroneill@cyou.com
Dan Taylor	683-4122	jdandmstaylor@cox.net
Mike Zoltek	689-8598	mzoltek@anobles.com
Darren Etheridge		detheridge@clerkofcourts.cc
Lou Gennaro	682-5368	louis.gennaro@cox.net

Absent:

Ed Santos	682-2911	hmd5859@cox.net
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Minutes:

The meeting was called to order at 6:30.

Business Conducted:

- 1) Minutes from last meeting.
A motion was made by Darren to accept the minutes from September 04 as written. Second by Tom.
The motion was approved
- 2) The treasurer's report was presented by Tom Calhoun and is attached to these minutes.
- 3) No Architectural review board items to report.
- 4) Barbara made a motion to allow \$150 for 8 trays of additional flowers to finish off the front island. Second by Lou. The motion was approved.
- 5) A question of whether or not to procure a new meeting announcement sign was mentioned. This will not be pursued at this time.
- 6) Thomas provided information on the status of the web site.
- 7) Thomas noted that one of the certified letters for unpaid dues was returned unsigned. There is no information on the other letter at this time. Thomas motioned that we turn over unpaid dues to Mr. Chessier. Second by Barbara. The motion was approved.
- 8) Dan and Barbara agreed to determine exactly what street signs need to be replaced with Phase 1 signs. Barbara agreed to get the quotes for the new street signs as discussed and approved at the last meeting.
- 9) Dan will review the copy of the covenants provided by Mr. Hughes for differences from those on file and report back to the community at the annual meeting.
- 10) Thomas noted that the annual meeting package has been sent out. Early returns would be greatly appreciated.
- 11) Mike discussed a written request by a homeowner that we make it a requirement for all yard lights be turned on at dusk. The board noted that this cannot be done without a change to the covenants and restrictions. This will be added to the proposed annual ballot.
- 12) A petition to lower the dues to a maintenance level was presented and discussed. After much discussion and re-visiting several times throughout the meeting, Darren made a motion that we set next year's and subsequent year's dues per the following formula:

(1 Oct 2003 to 30 Sept 2004 Expenses) x 1.03

Total # of lots

- Second by Tom. The motion was approved. 5 votes for, 2 votes against.
- 13) Mike noted that there have been complaints about the scheduling and notification of the monthly board meetings. The board will try to get the announcement sign up earlier. It was also noted that there will be no meeting on the second Tuesday of November as the yearly meeting will be held on Saturday 13 November.
 - 14) Mike thanked Karen and Sandy for putting out the community newsletter.
 - 15) Mike provided a summary of what is to take place at the annual meeting and what will be provided. The one required action at the annual meeting is the election of 4 new board members.
 - 16) Two items of concern which will be addressed and put on a ballot for homeowner voting on changes to the Covenants and Restrictions are 1) Usage of For Sale signs and 2) the elimination of the architectural review fee.
 - 17) A homeowner mentioned a concern with speeding throughout the subdivision. Mike noted that we have looked into multiple avenues of eliminating this problem in the last 1.5 years. Asking for directed patrols has been the most effective, however, people within the subdivision get ticketed also. Anyone can call the sheriff's office for a patrol.
 - 18) A homeowner re-suggested that we request the Phase 2 Board contribute to the upkeep of the front entrance.
 - 19) Mike noted that pool access is still being worked with the Phase 2 board.
 - 20) Joe agreed to get with Mr. Hughes and straighten any street signs that are leaning.
 - 21) A homeowner asked whether there is an alternate source for the required mailbox. Barb and Dan agreed to investigate this.
 - 22) A request was made that the front entrance lighting receive a higher priority. Barb agreed to get 2 estimates besides King electric.
 - 23) Bob Hester requested a copy of the 2003 financial report. Tom provided a summary report.
 - 24) Bob Hester noted that per Florida statutes, the board has 10 days to reply to a written request for information. There has been some delays in getting requested data to him. Mike noted that the board is trying to organize the data and make it and all minutes and monthly financial reports available on the web site. All the data for 2004 is currently posted on the web site.
 - 25) A homeowner suggested that we check with Chelco for additional front entrance lighting. Darren agreed to look into this and get some options and estimates.
 - 26) A homeowner asked if we have Real Property insurance. It was noted that we do not have this but we have contacted the insurance company about this.
 - 27) A homeowner noted that it seems that our accountant is not providing information in a timely manner. It was noted that the board is looking into getting a new accountant and have them possibly do more tasks as part of their contract in order to become a more full service arrangement.

The meeting was adjourned at 8:10.

**Silver Oaks Homeowner's Assoc.
Income Statement
For the Period Ended September 30, 2004**

	<u>1 Month Ended</u> <u>Sep. 30, 2004</u>	<u>Pct</u>	<u>9 Months Ended</u> <u>Sep. 30, 2004</u>	<u>Pct</u>
Revenue				
Homeowner Dues	\$ 0.00	0.00	\$ 27,300.00	97.85
Architectural Review	<u>0.00</u>	<u>0.00</u>	<u>600.00</u>	<u>2.15</u>
Total Revenue	0.00	0.00	27,900.00	100.00
Operating Expenses				
Electrical Service (Chelco)	33.99	0.00	316.88	1.14
Utilities Water	250.35	0.00	1,424.12	5.10
Landscaping	0.00	0.00	2,125.12	7.62
Lawn Service	429.00	0.00	3,707.12	13.29
General Maintenance	(3.89)	0.00	806.99	2.89
Liability Insurance	0.00	0.00	1,267.81	4.54
Annual Decoration	0.00	0.00	270.47	0.97
P.O Box Rental/SD Box Rental	0.00	0.00	48.00	0.17
Newsletter (Ink & Paper)	0.00	0.00	187.24	0.67
Office Supplies	0.00	0.00	120.77	0.43
Storage Unit Rental	0.00	0.00	422.20	1.51
Street Signs	0.00	0.00	556.89	2.00
Accounting Expense	70.00	0.00	660.00	2.37
Dues Notice & Postage	0.00	0.00	60.14	0.22
License Fee	0.00	0.00	61.25	0.22
Bank Service Charges	<u>6.06</u>	<u>0.00</u>	<u>6.85</u>	<u>0.02</u>
Total Expenses	<u>785.51</u>	<u>0.00</u>	<u>12,041.85</u>	<u>43.16</u>
Net Income (Loss)	\$ <u>(785.51)</u>	<u>0.00</u>	\$ <u>15,858.15</u>	<u>56.84</u>

FROM : GEORGE G SCOTT ACCOUNTANT

FAX NO. : 850 682 7034

Oct. 11 2004 09:18AM P5

**Silver Oaks Homeowner's Assoc.
Schedule of Current Assets
September 30, 2004**

Cash on Hand & In Banks		
General Fund Bank Balance	\$	24,536.52
Responsibilities Fund		1,321.63
Projects Funds Reserve		6,000.00
Special Reservd Main Fund		489.79
Emergency Reserve Fund		<u>3,591.51</u>
Total Cash on Hand & In Banks	\$	<u><u>35,939.45</u></u>

Notice of Petition

We the undersigned petition to the Board of Directors of the Silver Oaks Homeowner's Association the following:


Reduction of the annual Silver Oaks Homeowner's Association dues to an amount commensurate with maintaining our reserve funds at their current level while meeting, but not exceeding, the projected expenditures for 2005.

	Address	Printed Name	Signature
1.	5851 Saratoga	Robert E. Welter	
2.	5488 Saratoga	Marty Byrd	
3.	5841 Hunting Meadows	Karen Figueroa	
4.	2648 Sorrel Rd.	Gerard Flamberg	
5.	2446 Sorrel Rd	Charles Rife	
6.	2616 Sorrel Ridge Rd	Heather Coleman	
7.	2018 Sorrel Ridge Rd	Louis Gennaro	
8.	2670 Palaminto Trail	Sharon Caskey	
9.	2604 Palaminto	Robetta Burgen	will wait for final report.
10.	2603 Pinto Lane	Joyce Johnson	
11.	5864 Hunting Meadows	Karen Rankin	
12.	5857 Hunting Meadows	Gloria May	
13.	5855 Hunting Meadows	Leslie Hammerbeck	
14.	5856 Hunting Meadows	Patricia Blaisdell	
15.	5850 SARATOGA DR	ROBERT LAVENDER	
16.	5847 Saratoga DR	Hildred H. Lee	
17.	5840 SARATOGA DR.	Ruth Junot	
18.	5841 " "	SARAH W. STERMAN	
19.	5836 Calumet Ct	Dorothy Christerson	
20.	5842 CALUMET CT	SHELLY CRAWFORD	
21.	5844 CALUMET	VERA BRONSTEIN	
22.	5846 " "	Neil Aven	
23.	5850 Calumet Ct	JOHN VAN DRAGER	
24.	5853 CALUMET CT	MIKE MAHARAT	
25.	5852 Calumet Ct	Debbie Johnson	
26.	5849 Calumet Ct.	Rahell Riise	
27.	5845 Calumet Ct.	Elizabeth Giordano	
28.	5839 Calumet Ct	Tina Jernander	
29.	5838 Calumet Ct	SUZANNE WOOD	
30.	5842 Hunting Meadows	Paul Roberts	
31.	5844 " "	PEGGY FIELDS	
32.	5840 Hunting Meadows	Suki Logan	
33.	5567 Hunting Meadows	Michael Grant	

Notice of Petition

Address	Printed Name	Signature
34. 5861 Hunting Meadows Dr	James C. Willis	James C. Willis
35. 5845 Hunting Meadows Dr.	Donna Shuttler	Donna Miller-Shuttler
36. 5849 SARATOGA	DAVID SHEPHERD	David Shepherd
37. 5852 SARATOGA	DAPHNE RIVERA	Daphne L. Rivera
38. 5852 SARATOGA	DAVID RIVERA	David Rivera
39. 5831 Buckskin	William Erb	William Erb
40. 5843 CALUMET CT	Hugh Frazier	Hugh Frazier
41. 5851 Calumet Ct	John Williams	John Williams
42. 5863 Saratoga	Kaye Cheung	Kaye Cheung
43. 5867 SARATOGA DR	GEORGE STEVENS	George Stevens
44. 5877 Saratoga	Brenda Berna	Brenda Berna
45. 2602 Palamino	Arthur L. Washburn	Arthur L. Washburn
46. 2606 Palamino	MURON GOETZ	Muron Goetz
47. 2608 Palamino	FRANK SINTES	Frank Sintes
48. 2612 Sorrel Ridge	Susan Cooper	Susan Cooper
49. 2636 Sorrel Ridge	Howard T. Hester	Howard T. Hester
50. 2640 Sorrel Ridge	Erin A Lamkin	Erin A Lamkin
51. 2602 PINTO LA	JOHN A. HUGHES	John A. Hughes
52. 2607 PINTON	April P. Shova	April P. Shova
53. 2605 PINTO LA	ADAM GRABANSKI	Adam Grabanski
54. 5858 Hunting Meadows	Nan Maddox	Nan Maddox
55. 5860 Hunting Meadows	Yvonne Rossel	Yvonne Rossel
56. 5846 Hunting Meadows	Daniel Lulze	Daniel Lulze
57. 5848 Saratoga	Harry R. King	Harry R. King
58. 5862 Saratoga Dr.	Sandra Wilkinson	Sandra Wilkinson
59. 5839 Hunting Meadows Dr.	Rebecca Fleishman	Rebecca Fleishman
60. 5844 Saratoga	Phil Bowman	Phil Bowman
61. Lot 3c	Phil Bowman	Phil Bowman
62. Lot 40	Phil Bowman	Phil Bowman
63. 5843 Saratoga Dr.	Mary E. Martins	Mary E. Martins
64. 584 Hunting Meadows Dr.	E. J. Santos	Edwin Santos
65. 5853 SARATOGA	BRADLYN WHITE	Bradlyn White
66. 5837 Hunting Meadows	OPAL D. JONES	Opal D. Jones
67. 5870 Calumet	Sharon M. Wickham	Sharon M. Wickham
68. 2622 Sorrel Ridge	Catherine Wilson	Catherine Wilson
69. 2601 Palamino	Sharon Miller	Sharon Miller
70. 2604 Palamino TR	Brenda Mitchell	Brenda Mitchell
71. 5855 Saratoga Dr.	Wendy Cabral	Wendy Cabral
72. 2604 Pinto Lane	W.D. Stebens	W.D. Stebens
73. 2601 Calumet Ct	MARK H. FULFORD	Mark H. Fulford
74. 2605 Sorrel Ridge	JOHN A. HUGHES	John A. Hughes
75. 2603 Palamino TR	Ernest - Ernest Santos	Ernest Santos
76. 2606 Pinto Lane	Nickolas Santokinos	Nickolas Santokinos
77. 5843 Calumet Ct	Tom Lenzner	Tom Lenzner
78. 5843 Calumet Ct	DAVID - DAVID MARTINS	David Martins

Notice of Petition

Address	Printed Name	Signature
79. 5880 Saratoga Dr.	Gerald Campbell	
80. _____	_____	_____
81. _____	_____	_____
82. _____	_____	_____
83. _____	_____	_____
84. _____	_____	_____
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97. _____	_____	_____
98. _____	_____	_____
99. _____	_____	_____