

Silver Oaks Homeowner's Association – Phase 1
Annual Membership Meeting
November 5, 2005

Location:

Davidson Middle School

Board Members In Attendance:

Tom Calhoun	423-0178	tcalhoun@woodlawnbaptist.com
Barbara Cole	682-5283	franzcole@cox.net
Darren Etheridge	423-0830	detheridge@clerkofcourts.cc
Ed Santos	682-2911	hmd5859@cox.net
Margo Vickery	423-0996	mvickery1@cox.net
Mike Zoltek	689-8598	mzoltek@anobles.com

Board Members Absent:

Kim Bowman	682-7252	phil-dirt@cox.net
Jack Hughes	423-0877	jackh707@aol.com
Johnny Williams	689-4495	johnny.williams@cox.net

Membership Attendance:

47 home/lot owners were represented

Call to Order:

The meeting was called to order at 6:55pm

Election to fill Board of Directors Vacancies:

The annual election of new board members was held. Four homeowners were nominated. The new board members are:

Darren Etheridge (3 year term)
Adam Grabowski (3 year term)
Bill Vickery (3 year term)

Minutes:

11th October 2005 Board Meeting Minutes were approved as read.

Thomas questioned two abstentions from votes made by the secretary at the 11th October Board Meeting saying it had to be a yes or no vote. The secretary quoted from the Florida Statutes about how a vote should be recorded. She then made a motion, seconded by Mike, that from this day forward all votes should be recorded according to Florida Statute 720.303 (3) which says "A vote or abstention from voting on each matter voted upon from each director present at a board meeting must be recorded in the minutes." Motion carried. Vote was unanimous.

Previous Minutes Change (11 October 2005):

Motions were made by Mike, seconded by Tom, to include **personal letters** from Ms Barbara Cole dated June 21, 2005, and August 9, 2005 addressed to Ed Santos be attached to these minutes. Thomas, Barbara, Mike, and Darren voted yes. Ed and Margo voted no. Motion carried. See attachments 1&2. **Personal letters from one board member to another should not be included in the minutes.**

Treasurer's Report:

- We had income of \$265.00 last month and expenses of \$2,205.75. See attachment 3.
- Non-payment of dues continues to be a problem. Certified demand letters to go out, then liens will be placed on homes/lots whose 2005 dues have not been paid.
- Thomas then presented the budget for 2006. The same formula as last year was used to set dues which will be set at \$185.00. Copy of Budget attached. See attachment 4.

ARC Issues:

- As personal contact has not taken care of the trailer problems letters will go out to owners of trailers still sitting in driveways. Action: ARC.
- Lot 33B (Sorrel Ridge) and Lot 42A(Saratoga) both meet the setback requirements.
- Mailboxes still remain a problem. Ed mentioned here that the board really needs variance authority to deal with mailboxes, a homeowner said that we needed it for signs also as the neighborhood watch program was squelched some time ago because of opposition to signs, and a request for a building variance which would have changed the look of a lot was turned down in the end because it was two and a half feet over. All who attended the meeting were asked to vote on the variance authority. Vote is continuing for lot owners not attending.

President's Old Business:

- Still need Person for newsletter. Bill Vickery volunteered.
- How did garage sale go? Adam Grabowski who took part said it went fine.

President's New Business:

- Ed thanked Mike and Thomas for their service to the board during their tenure.
- A formal thank you was issued to Angela Etheridge for organizing the block party.
- We have real problems with car break-ins and vandalism in the area. We plan to have a Sheriff Departments Representative at the next meeting.

From the Floor:

- Speeding problems especially on Hunting Meadows and Saratoga. Petition County to install speed bumps and stop signs. Ed will get petition going. Action: Ed.
- Petition County to put sidewalk in between Silver Oaks and Davidson Middle School as part of the County Widening Project on Old Bethel Road. Action: Ed.

Attachments:

1. Ms. Cole's letter dated 21st June 2005
2. Ms. Cole's letter dated 9th August 2005
3. Treasurer's Report.
4. Budget for 2006.

Meeting Adjourned: 8:15pm

Next Meeting: Board Meeting Tuesday 13th December at Davidson Middle School Cafeteria at 6:00pm.

