

Silver Oaks Homeowner's Association – Phase 1

Board Meeting

January 10, 2006

Location: Davidson Middle School

Board Members In Attendance:

Kim Bowman	682-7252	phil-dirt@cox.net
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	mwickery1@cox.net
Bill Vickery	423-0996	wwwjr@cox.net
Johnny Williams	689-4495	johnny.williams@cox.net

Absent:

Adam Grabowski	423-0110	amgrabowski@cox.net
Jack Hughes	423-0877	jackh707@aol.com

Call to Order:

The meeting was called to order at 6:35pm

President's Welcome:

Bill Vickery welcomed all to the meeting. Introduced the Board. Made comments on how the meeting would proceed. Mentioned that there is a sign in sheet/homeowner listing and a notebook for members to write down concerns they would like to bring before the Board, time permitting.

Minutes:

Johnny Williams made motion to dispense with reading of the minutes. Ed Santos seconded. Vote was unanimous. Motion carried. 13th December 2005 Board Meeting Minutes were approved as posted on the Internet.

Treasurer's Report:

- We had income of \$1,241.38 last month and expenses of \$1,717.46. See attachment 1
- As of now we have 3 lots (same builder) with unpaid 2005 homeowner assessments/dues. We have been assured check is in the mail.
- Payment of our 2006 dues/assessments is progressing well. 38 home/lot owners have already paid.
- If you pay by cash you will get a receipt, for those paying by check your cancelled check will be your receipt.

Neighborhood Watch Program:

Kim Bowman updated us on the neighborhood watch program. Signs are here and will be going up at the front entrance to Silver Oaks on Hunting Meadows and at the back entrance from Phase 11 to Phase 1 on Saratoga. Kim is looking for a contact person for each street. She hopes to get the children involved also. This program will not work unless all of us become involved. Report suspicious activity, to include thefts, vandalism, break-ins etc., and also speeders and reckless driving. Help keep our neighborhood safe for all.

ARC Issues:

- Lot 33B needs to pay \$50.00 architectural fee.
- Improperly stored trailers and RVs remain a problem.
- There is still a question about the sodding and drainage on the Gainer's pool construction

Old Business:

- The January Yard of the month was the Auen's yard at 5846 Calumet.
- The variance authority vote ended with 71 voting YES and 13 voting NO. 90% of the lot owners have to vote YES for the variance authority to pass. 10% of 130 is 13. 46 didn't vote.
- Ed Santos discussed the ongoing petitions to the county for the Silver Oaks speed bumps & stop signs, and sidewalk between Silver Oaks and Davidson Middle School.
- Margo Vickery resigned from the Secretary Position. She is currently serving as Treasurer of the Association. Ed Santos made a motion that Barbara Cole accept the position of Secretary to the Board or resign. Kim Bowman seconded the motion. Ed, Kim, Margo, and Johnny voted yes. Darren Etheridge and Barbara voted no. Motion carried. Barbara is the new Secretary.

New Business:

- Bill discussed our newly formed Grounds team consisting of Darren Etheridge and Ed Santos. Their focus will be on our common areas and vacant lots within phase 1. They already saved us several hundred dollars by repairing the lights up front. If you have any concerns or problems in this area please talk to Darren or Ed.
- Margo discussed establishing a 2006 Calendar of Events for Activities within Silver Oaks Phase 1, more next month.
- Last month a homeowner submitted a paper concerning perceived improprieties of a husband and wife on the board. The homeowner did not stay for the entire meeting so issue was not fully discussed or acted upon by the board. Bill V did talk at last month's meeting with a couple of homeowner's who had reservations on this subject.
- Bill V answered the paper by email but brought it up before the board, as asked for by the homeowner, for their views. He provided the Board with a copy of her paper, which included both a libelous and a crude statements, and asked the Board to make decisions on a separate of paper as to how they thought Mrs. Cooper's concerns, should be answered. Johnny made motion to include the following three paragraphs in minutes and newsletter. Darren seconded. Vote was unanimous.

1. We know of nothing in the Florida or Silver Oaks homeowner association guidelines prohibiting a couple (married or not) serving on the board of directors.

2. Concerning a President and Treasurer on the board from same household. Even though there are no prohibitions in this area either, steps were taken at the onset to preclude the appearance of impropriety. Here is the basic drill on Treasurer activities.

- a. We have (and have had) a professional accountant in Crestview under contract.
- b. Bank deposits are prepared and taken to the bank by our Treasurer.
- c. Bank statement is mailed from bank to Accountant in Crestview.
- d. Association checks require two signatures. Check book is maintained and checks are prepared by our Accountant based on receipts or invoices submitted by Treasurer. Checks require two signatures. Authorized check signers are: Margo Vickery, Darren Etheridge, and Edwin Santos, VP.
- e. In summary, President has NO say on Treasurer activities.

3. Voting on the board of directors is not one vote per lot. It is based on membership on the board. One vote per member. And, the board President only votes to break a tie. The By-Laws of Silver Oaks Phase I Owners' Association, Article VIII, Officers and Duties, Section I, last sentence says: "Officers need not be owners." Voting by the Vickery household on homeowner association items (non Board of Director issues), i.e., election of officers, changes in covenants and restrictions is done based on one vote per household.

- Bill Vickery discussed existing requirement in our Declaration of Covenants, Conditions, and Restrictions of Silver Oaks Subdivision, Phase I., Article V, Section 2, \$50.00 architectural review fee. Previous boards of directors waived this requirement except for homebuilder packages. While this was a practical approach to this requirement on small improvements, it was done without authority. It also caused fewer monies to be placed into the homeowner association bank account. Until this requirement is changed IAW existing process, the \$50.00 fee must accompany ALL Architectural Review packages submitted in the future. Action: ARC.
- Barbara Cole presented a paper and made a recommendation on satellite dish installation/approval process. Her recommendation was not seconded and the motion ended there. Satellite dishes "should" not be observable by other lot owners. Nevertheless, real world conditions, i.e., FCC guidelines and reception, dictate they be where they work best and/or without interference/restrictions by local regulations.
- Barbara Cole provided a summary of actions taken to be ready for the mailbox station repair addressed in our last newsletter. Materials have been procured by Barbara, initial cuts have been made by Jack Hughes, and fine tune routing will be done very soon by Kevin Miller, and source for decals identified, etc. And, we have had a least one other homeowner offer to help with these repairs. Barbara awaits calls on needed repairs repair to your mailbox station. This is of no cost to the homeowner. We do not want to repair a mailbox station without the owner requesting such service.
- Barbara Cole volunteered to take the project of putting out a vote to change our Declaration of Covenants, Conditions, and Restrictions of Silver Oaks Subdivision, Phase I., Article V, Section 2, \$50.00 architectural review fee requirement. More to come on this. Action: Barbara
- Darren Etheridge provided an update on repairs on lights at front of area, erosion on vacant and common area lots, and proposed removal of a dead tree at front of area. Action: Darren & Ed.
- **Meeting Adjourned:** 8:15pm

Attachments:

1. Treasurer's Report.

Next Meeting: Board Meeting Tuesday 14th February at Davidson Middle School Cafeteria at 6:30pm.