

**Silver Oaks Phase I Board of Director Meeting
August 8, 2006 Summary**

Location: Davidson Middle School, Crestview, Florida

Board Members In Attendance:

Kim Bowman	398-6287
Gerald Campbell	689-1249
Barbara Cole	682-5283
Darren Etheridge	398-6375
Edwin Santos	259-2567

e-mail address

phil-dirt@cox.net
buffinvestr@aol.com
franzcole@cox.net
detheridge@clerkofcourts.cc
hmd5859@cox.net

Board Members Absent:

Adam Grabowski	423-0110
Margo Vickery	423-0996
Bill Vickery	423-0996
Johnny Williams	689-4495

amgrabowski@cox.net
mrvickery1@cox.net
wwwjr@cox.net
johnny.williams@cox.net

Welcome. Edwin Santos opened the meeting.

Treasurer's report.

- Income for July, August, and expenses will be provided at our September 2006 meeting. Margo V.
- Annual Budget to date (October 2005-August 2006) and overall expenditures by percent (%) with 1 month to go will be provided at our September meeting. Margo V.

Architectural Review Committee Report.

- Address(es) and Items approved since last meeting:
 - Placement of a shed at 5846 Calumet was approved.
- Pending:
 - Lot #39, Block A (5882 Saratoga) details on fence and fence/enclosure for swimming pool.
- Concealment actions on whole house generators.
 - 5853 Saratoga Drive. Corrected. Closed.
 - 5884 Saratoga Drive. Pending.
 - 5862 Hunting Meadows. Pending
 - 5843 Hunting Meadows. Working.
- Hunting Meadows shed and swale. Board voted to continue to monitor action to conceal shed for six months from original letter to owners. In November 2006, board will make decision as to whether action is sufficient. Owner has been informed to correct swale by mid November 2006. If action isn't done, board will have the work done and owner will be billed. Bill V.

Old Business.

- Yard of The Month for August 2006 belongs to: Jerry and Karen Rankin, 5864 Hunting Meadows. See photo on page 5 of this newsletter.
- Amendment project for Covenants and Restrictions. Barbara Cole proposed making their mail out one month prior to annual general membership meeting. Board counter proposal was making it two weeks prior. This was because board felt it lessened the chance of the important paperwork being discarded or ignored. All agreed including Barbara Cole.
- Discount coupons/other items from Ryan's have been received for our Yard of The Month winners via Gerald Campbell. See page 10 for Ryan's business card. We appreciate their support.
- Petitions on speed bumps and sidewalk from front of Phase I to Davidson Middle School are pending. Ed Santos
- Erosion repair and runoff cleanout into retention ponds and thank you action is pending. Erosion is still a problem at one retention pond. Grounds Committee to contact appropriate agency for fix. Grounds Committee
- Status of playground/community social area on vacant lot within Phase I, Silver Oaks is pending. Gerald Campbell
- Remaining spring-cleaning work on front area has been deferred until cooler weather. Grounds committee
- High grass/weeds on vacant lots (front parts of the lots) action is pending. Grounds Committee
- Broken light fixture illuminating one side of the Silver Oaks sign at front of area repair action is pending. Grounds Committee
- Silver Oaks Phase II HOA sharing cost of our web site before we create a separate page for them. Darren Etheridge recommends we drop this action. Closed.
- Barbara Cole turned in a petition stating that our president has sent out 21 letters for compliance to homeowners concerning trash cans not being stored out of sight and being left along side the street after collection day as required by Art IX, Sec.10 of our Covenants and restrictions. Six of the 21 have been sent second letters. Barbara Cole made a motion at the August meeting that the board ask the association attorney what recourse is available to enforce the C&R and send to our attorney for action names of homeowners that have received two or more letters. The petition had 39 signatures that were in favor of this motion. Motion was made but not seconded. Closed.

New Business.

- Complaints on political signs. Number of complaints received from owners by Bill V. are zero. Board members discussed that signs should be allowed one month prior to event, but after that, we can and should approach owners. Barbara Cole abstained from voting on this matter.
- Reference recommendation made by Tom Smith of 5862 Hunting Meadows. Discussion on creating written instructions implementing and clarifying of the By-laws and Covenants and Restrictions. Items that "could" be considered for inclusion: Local procedures for ARC requests, items considered "equipment" to be concealed from streets and neighbors, finished side out desired for fences, complaint procedures, Yard of The Month process, etc. Board action deferred until next meeting. Open.

- Estimates on water well & housing to hook into sprinkler system estimate at front area are pending.
Grounds Committee

- Reported broken sprinkler in last zone on left exiting area repair work is pending. Grounds Committee