

Silver Oaks Phase I Board of Director Meeting May 2006 Summary

Location: Davidson Middle School, Library
Crestview, Florida

Board Members In Attendance:

Gerald Campbell	689-1249	buffinvestr@aol.com
Barbara Cole	682-5283	franzcole@cox.net
Darren Etheridge	398-6375	detheridge@clerkofcourts.cc
Edwin Santos	682-2911	hmd5859@cox.net
Margo Vickery	423-0996	mvickery1@cox.net
Bill Vickery	423-0996	wwwjr@cox.net
Johnny Williams	689-4495	johnny.williams@cox.net

Absent:

Kim Bowman	398-6287 (Change)	phil-dirt@cox.net
Adam Grabowski	423-0110	amgrabowski@cox.net

Welcome. Bill Vickery opened the meeting with introductions of board members and mention of agenda copy for all. Special guest, George Wallace Silver Oaks Phase II President.

Treasurer's report.

- Margo Vickery reported income for this period: \$925.00 and expenses: \$862.52
- 130 out of 130 lot owners have paid their 2006 Homeowner assessment dues. Thanks much.
- Annual Budget to date (October 2005-April 2006). Overall expenditures at 42% with 5 months to go.

Architectural Review Committee Report.

- Address(es) and Items approved since last meeting. Lot #39, Block A (5882 Saratoga) approved for new residence. Details on fence and fence/enclosure for swimming pool are pending.
- The 2 pool back fences on Saratoga Drive matter is closed. No changes to be made.
- No improperly stored trailers or RVs exist as of meeting date. Thanks much.
- Complaint concerning lot on Huntington Meadows Drive, respondent correction actions, and further corrective actions needed were discussed and decisions made. Letters to be prepared by Bill V., to complaint and other party. Pending.

Old Business.

- Yard of The Month for May 2006 is located 5848 Saratoga Drive. Congratulations to William and Diane Hodges. See photo on back cover of this newsletter.
- Edwin Santos briefed status of petitions on speed bumps and sidewalk from front of Phase I to Davidson Middle School. Pending.

- Change/amendment project for Covenants and Restrictions Review Results was discussed. All board members have reviewed the proposed amendments. Applicable comments were provided to Barbara Cole, project team leader. Board of Directors believes the amendments are ready for final printing, with minor editing, and vote by lot owners. Barbara Cole asked permission to have a legal review (by our association attorney) conducted of the proposed amendments. Board voted against a legal review primarily for cost reasons. Finalization and vote are pending.
- Edwin Santos reported that four-foot concrete bench has been ordered at the price of \$94.34, with tax, to be placed at the retention pond on Huntington Meadows and Saratoga. It should be in place within a week. We think it would be good for kids to use as a bus stop and for weary walkers to rest. If it works out well, we plan to get one each for the other retention ponds.
- Edwin Santos reported status of erosion repair and runoff cleanout into retention ponds as pending.
- Gerald Campbell reported status of discount coupons/other items from local businesses for our Yard of The Month winners as pending.
- Gerald Campbell reported status of playground/community social area on vacant lot within Phase I, Silver Oaks as pending.
- Grounds committee reported remaining work on front area as pending.
- Grounds Committee reported that our two stained bridges don't need re-staining or touchup.
- Margo Vickery reported we had three bids for our Lawn maintenance contract. Board agreed to stay with existing contractor, K and R Cuts.

New Business.

- Mike Ply of 5838 Hunting Meadows met with Board of Directors and explained why his back yard fence could not be completed on one side as it had been approved. Board of Directors agreed with his rationale and no change is needed. Closed.
- Board of Directors determined that whole House generators are "equipment" and fall under the provisions of our Declaration of Covenants, Conditions and Restrictions of Silver Oaks subdivision, Phase I, Article VIII, Section 2, which requires equipment to be concealed from view of neighboring buildings, common areas, and streets. The board also believes such concealment will help muffle the sound when they are operational. While the board prefers these generators be concealed behind a properly built fence, it is possible to conceal them with substantial evergreen vegetation. Existing unconcealed whole house generator owners will be notified of this determination. Pending.
- Storm Water Drainage problem affecting some homeowners on Huntington Meadows backing on Calumet Court was discussed. Persons impacted were invited but did not attend meeting except for two lot owners who attended for other reasons. Issue deferred until next board meeting. Pending.
- We discussed the results of a recent Board of Director's Survey Summary on Covenants and Restrictions enforcement. The board not only has the authority to enforce our covenants and restrictions, we believe we are expected by most lot owners to do it. Our approach to enforcement will be fair and as needed. See related article on Community Standards on page #4 of this newsletter. Closed.

- Darren Etheridge and Johnny Williams have resigned from the Architectural Review Committee and we have two vacancies on that committee. No volunteers have stepped up. Open.

- A lot owner mentioned an unsupervised aggressive dog on Saratoga Drive. See related article below in this newsletter. Closed.

Unsupervised Aggressive Dogs

By Margo Vickery

If you observe an unsupervised dog in our area that appears to be aggressive, please take action to report the animal before it endangers the health and safety of others. Call PAWS at (850) 243-1525. They will respond to our area.