

**Silver Oaks Phase I Board of Director Meeting  
September 12, 2006 Summary**

**Location:** Davidson Middle School, Crestview, Florida

**Board Members In Attendance:**

Adam Grabowski	423-0110
Barbara Cole	682-5283
Darren Etheridge	398-6375
Margo Vickery	423-0996
Bill Vickery	423-0996
Johnny Williams	689-4495

**e-mail address**

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<a href="mailto:franzcole@cox.net">franzcole@cox.net</a>
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<a href="mailto:johnny.williams@cox.net">johnny.williams@cox.net</a>

**Absent:**

Kim Bowman	398-6287
Gerald Campbell	689-1249
Edwin Santos	259-2567

<a href="mailto:phil-dirt@cox.net">phil-dirt@cox.net</a>
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**Welcome.** Bill V.

**Treasurer's report.**

- Income & expenses of July and August. Income: \$72.00 Expenses:  
NOTE: Most August bills did not get to the accountant in August so they will be included in the September numbers.

- Annual Budget to date (October 2005-August 2006) and overall expenditures by percent (54%) with 1 month to go. Margo V.

- Money in bank. \$46,791.59

Treasurer tasked with:

-- Creating 2007 Budget for review and approval by board at October 2006 meeting.

-- Coming up with proposed 2007 owner's annual assessment for review and approval by board at October 2006 meeting.

**Architectural Review Committee Report.**

- Address(es) and Items approved since last meeting:

- Pending ARC packages:

-- Lot #39, Block A (5882 Saratoga) details on fence & fence/enclosure for swimming pool.

-- 2607 Palamino. Work in progress. No ARC package on hand. Check received. Pat Bacon working.

-- Concealment actions on three existing whole house generators are:

5884 Saratoga Drive. Unknown.

5862 Hunting Meadows. Unknown.

5843 Hunting Meadows. Working. Actions appear satisfactory.

**Old Business.**

- Yard of The Month for September 2006 is located at 5840 Saratoga. Congratulations to the Miller family. See photo on back cover. Ryan's certificate for two buffets passed on.
- Amendment project for Covenants and Restrictions. Darren Etheridge asked that final package be sent for review by the board members via email prior to being sent to homeowners. Barbara Cole and her group will make it happen. Open.
- Petitions on speed bumps and sidewalk from front of Phase I to Davidson Middle School are pending. Ed Santos
- Status of erosion repair and runoff cleanout into retention ponds and thank you action is pending. Grounds Committee.
- Due to lack of progress or support for this project, the board voted to drop the proposed Playground/community social area on vacant lot within Phase I, Silver Oaks project from our list Closed.
- Adam Grabowski volunteered to solicit discount coupons/other items from local businesses other than Ryan's or Applebee's which have already by contacted by Gerald Campbell. Plan is to use items as Yard of the Month awards and if enough are received, include them in Welcome Baskets for newcomers. Adam Grabowski
- Remaining spring-cleaning work on front area has been deferred until cooler weather. Grounds committee
- Some progress has been made on high grass/weeds on vacant lots (front parts of the lots.) More work is needed. Grounds Committee
- Broken light fixture illuminating one side of Silver Oaks sign at front of area repair is pending. Grounds Committee
- Hunting Meadows Shed and Swale issue. Letter reminding them of swale issue will be sent. Bill V.
- 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. Barbara Cole volunteered to take on this project. Pending.
- At least two estimates on digging water well, installing pump, creating a housing, and connecting to sprinkler system estimates at front area are pending. Grounds Committee
- Status on reported broken sprinkler in last zone on left exiting area is that Ed Santos has it and will replace it soon. Grounds Committee.

**New Business.**

- Discount coupons/other items from local businesses for our Yard of The Month winners sustainment program is pending. Gerald Campbell

- Bill Vickery discussed guidelines concerning a board member missing three consecutive meetings. Reference By-Laws, Article VII (d), which state: "POWERS AND DUTIES OF THE BOARD OF DIRECTORS. Section 1. Powers. The Board of Directors shall have power to: (d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;" Bill Vickery made a motion that Johnny Williams' board member position be declared vacant in that Johnny had missed the last three consecutive regular meetings. Johnny's attendance rate has been 50% of all regular meetings since (and including) November 2005. Motion was seconded and voted on. Majority of the board present voted not to take this proposed action. Closed.

- Johnny Williams brought up the issue of our having a secretary and our not official board meeting minutes. After much discussion concerning no volunteers for the position, Bill Vickery pointed out that if we don't have a secretary we don't have someone to take meeting minutes. John Ensor, homeowner, pointed out that if the board members without other duties that preclude them from functioning as the secretary will not step forth to be secretary, they should resign to allow someone else to become a board member and do the duties. Bill Vickery referenced our February 2006 newsletter as our last public action in this matter, which says on page 2, "Barbara Cole has resigned from the Secretary position. The position will remain vacant until another board member volunteers to perform these duties. In addition, recording of the minutes have ceased until a new Secretary steps forth. The summaries in our newsletter will meet the record requirements of our Covenants and Restrictions, Article VII, Section 2(a). Closed."

- Volunteer call for owner's association secretary was made amongst board members and owners present. After much discussion, no one volunteered. We continue without a secretary. Closed. Bill V.

- Barbara Cole made a motion that the board meetings be video taped. No second. No vote. Closed.

- Margo V. reported that \$261.00 is remaining in 2006 Budget for Food & Drink.

- Darren Etheridge, Adam Grabowski, and Johnny Williams volunteered to get/bring food and drink to October General Membership Meeting. Closed.