



Silver Oaks Phase I Home Owner's Association
Board Meeting Minutes
August 10, 2010; 6:30 p.m. – Davidson Middle School

Board Members Present:

Tim Bryant, Vice-President
Maria Del Duca, Treasurer, Grounds Chair
Keith Boudreau, Architecture Committee
Susie Nagy, Welcome Wagon
Lee Serman, Architecture Chair, Grounds Committee

Board Members Absent:

Steve Taylor, President
Michelle Taylor, Secretary
Susan Cooper, Grounds Committee

Call to Order:

Meeting called to order by Tim Bryant at 6:35pm

Home owners that attended meeting:

Olan F Bryant; 5884 Saratoga Drive
Jon McLeod and Suzanne Wood; 5838 Calumet Ct.
Brenda Stevens; 5867 Saratoga Drive
Barbara Cole; 5865 Hunting Meadows Drive
P.J. Adams; 5844 Hunting Meadows Drive

Secretary's Report:

- Minutes from the June meeting were presented by Susie Nagy who took minutes in Michelle's absence.
- Minutes were approved as presented.

Treasurer's Report:

- Still within budget; Total checking and savings balance \$42,389.55, assets balance 42,669.56
- There are 8 open invoices for homeowners dues
- Check was mailed for undeveloped lots to K & R Cuts
- There are 3 or 4 foreclosures that may be homes that have not paid dues, Maria will look into this.
- John McCloud from 5838 Calumet introduced himself as a manager for Grand Shores Management Co., he manages Home Owner Associations; he inquired about liens and how we are handling them.
- There was a motion to approve budget by Keith and Susie second it.

Old Business:

1. A 9th Board position is still open to be filled. Tim expressed the need for this position and he has had interest but person(s) no show for meeting. **Issue open.**
2. Andersons at 2603 Pinto Lane are still not in compliance for shed/ARC review and fence around house. Keith recommends we send one more certified letter requesting their presence at the next meeting to discuss noncompliance issues. **Issue open.**
3. Firewise Community participation, no more information at this time. **Issue open.**
4. Phil Dirt trucks; Keith researched issued; Okaloosa County states it is public domain and there is nothing that can be done unless we can actually prove he is damaging the road. Mr. Bryant came to meeting to expressed his concern for the dust and noise next to his home. Barbara Cole suggested addressing Phil Bowman with the covenant that states anything that is a nuisance to neighboring property needs to be addressed. Tim recommends we ask a lawyer what they suggest. Tim will get with Steve on this issue. **Issue Open.**

New Business:

1. SO community yard sale set for October 16th and Phase II is in charge of signs and the rain date has not been determined. **Issue Open**
2. There were talks of a joint community-wide cookout but have not heard anything from Phase II on this. Suggestions to have it at the end of September or October and try to close off a cul-de-sac. **Issue open.**
3. Tim noticed new stop signs and the crosswalk improvements and thanked Keith for his hard work. Susie suggested to Keith that the front entrance island be pressure washed. **Issue open.**
4. Keith proposed having a sign placed at the front of the neighborhood in honor of our men and women serving in the military. He showed a sample of it and a motion to approve this by Lee was made and all hands were in favor of this. He will be placing this up in September. **Issue open.**
5. Keith requested that Steve include in the next letter to the homeowners that they turn on their street lamps and trim back greenery from sidewalks. He also wanted to have included in the letter a reminder to keep pets on leashes and pick up after them. Board approved. **Issue closed.**
6. Susie suggested having someone from the Chamber of Commerce come speak to us about becoming a member so that when new people move in they can openly talk to them about our neighborhood. **Issue open.**
7. Tim moved to adjourn the board meeting. Keith motioned to adjourn. Lee seconded the motion. Meeting adjourned at 7:33 p.m.
8. The next regular Board meeting will be held on September 14, 2010.

Respectfully submitted by Susie Nagy for
Michelle Taylor, Secretary
Silver Oaks Phase I HOA