



Silver OAKS Homeowner's Association-Phase I Board Meeting

March 10th 2016

Location:

Davidson Middle School

In Attendance:

Board:

Keith Boudreau, Vice President

Connie O'Neill, Treasurer

Joe O'Neill, Secretary

John Ensor

Daphne Rivera

Tara Steadman

Mike Ply

Homeowners:

Barbara Cole

Tom Frame

Minutes:

The meeting was called to order at 6:33 p.m. on March 10th.

The minutes of last months meeting were reviewed and approved.

Joe noted that the date on the January minutes that were approved had the year of 2015 instead of 2016. The board approved changing the date to 2016.

The treasurer's report was reviewed. There was a short discussion on the way the accounts receivable is being reported. It is now understood and is acceptable as being reported. There are 16 properties outstanding as of today. Three of these properties have legal issues. The treasurer's report was approved.

Keith noted that he is still missing one homeowner for the sidewalk project.

It was noted that street signs will need to be addressed in the coming years.

Keith noted that there is a problem with one of the proposed new street light locations. The location will require boring at an additional cost (\$510), trenching

at no additional cost but with the possibility of wash out. The options discussed were:

1. Paying for the boring (\$510).
2. Trenching.
3. A third light with a minimal amount of cable to offset the power company's boring cost.
4. No light at the subject location.

Daphne motioned that we look for an additional light location as noted in 3 above, if we cannot find one, revert to boring. John provided a second to the motion and it was approved.

Keith noted that the park equipment choices are too old. A representative is looking at the 2016 catalog from the county and making appropriate choices.

Keith noted that the Barbara Cole items are being discussed and have been provided to the attorney for a response and that these items are going to be deferred for now.

John noted that there has been some Facebook discussions on speeding. He has not seen any Deputies taking radar lately. John indicated that he will call the Sheriff's department since there was no indication that anyone else had called.

The spring yard sale date is set for 16 April 2016. Connie is going to do a flier and an ad for the newspaper. Joe will do an ad for Craigslist. Tara will do additional online ads.

The ARC had nothing to report.

Tom Frame asked about the front entrance lawn maintenance and what the \$450 pays for. Tom's main concern was about the sprinkler timing. He has seen that the sprinklers are still on at 9:30 in the morning and that seems too late in the day to him, since this will provide a higher chance of disease. We will ask Sonny about adjusting the times.

Barbara Cole presented a list of potential Covenants and Restrictions infractions which are included as the first attachment. Barbara began to ask additional questions; however, since Keith had already deferred any discussion on this matter, she presented the questions on paper and they are included in the second attachment.

Barbara requested that more detail be included in the minutes on homeowner discussion items.

Barbara presented a package which included a sheet entitled COMMUNITY SAFETY, SECURITY and BEAUTIFICATION as well as five sample letters for the board's consideration. This package is included as the third attachment.

The meeting adjourned at 7:27 p.m.

j.r.o

Attachment 1

March 10, 2016

Hunting Meadows Drive:

5836 - 8 or 9 black empty commercial flower pots. (along front wall)

5842 - Extra satellite dish stored in SE corner of house and fence.

5845 - Garbage can and recycling bin along north wall.

5846 - Two garbage cans stacked along north wall.

Pinto Drive:

2603 - Mattress along driveway leaning against neighbors fence.

2604 - Wheel borrow at end of driveway filled with firewood.

Palamino trail:

2606 - Old rugs stacked along street. (about two weeks.)

2607 - Needs to repair fence in front of driveway.

Calumet court:

5842 - Water Pressure cleaner in front of garage door.

5847 -- Pile of rags or drop clothes in front of garage door.

Attachment 2

March 10, 2016

I would like to ask the board four questions and would like the questions and the board's response to the four questions entered in the text of the March minutes.

- 1) Who is in charge of handling the issue of homeowners in violation of the C&R?
- 2) Please explain the process used to contact homeowners about infractions.
- 3) How many homeowners on the two lists of 25 infractions have been contacted as of now?
- 4) Of those contacted how many have remedied the?

Thank you,

Barbara Cole

Attachment 3



Silver Oaks Phase 1
Home Owner's Association
Architectural Committee
P.O. Box 1542
Crestview FL 32539
www.silveroaksfl.com

COMMUNITY SAFETY, SECURITY and BEAUTIFICATION

TO:

The Board of Directors respectively request you correct the following discrepancy documented on _____
time _____.

Declaration of Covenants, Conditions and Restrictions of Silver Oaks Subdivision Phase I

Article VI. Architectural Guidelines, Section 9. Streetlights

The street lamp is for safety and security. Please turn your streetlight on.

☐ Other: _____

Article VIII. Maintenance; Section 2. Owner's Responsibility

The Board of Directors respectively request you to correct the following discrepancy:
You need to conceal from view of the neighboring buildings, common area and street:

☐ Garbage Can(s) ☐ Equipment ☐ Woodpile

☐ Storage Area ☐ Other: _____

Article VIII. Section 5. Vehicles, Trailers, and Boat Storage:

Conceal/store your _____ in accordance with this section.

Article VIII. Section 10. Attractiveness of Lot:

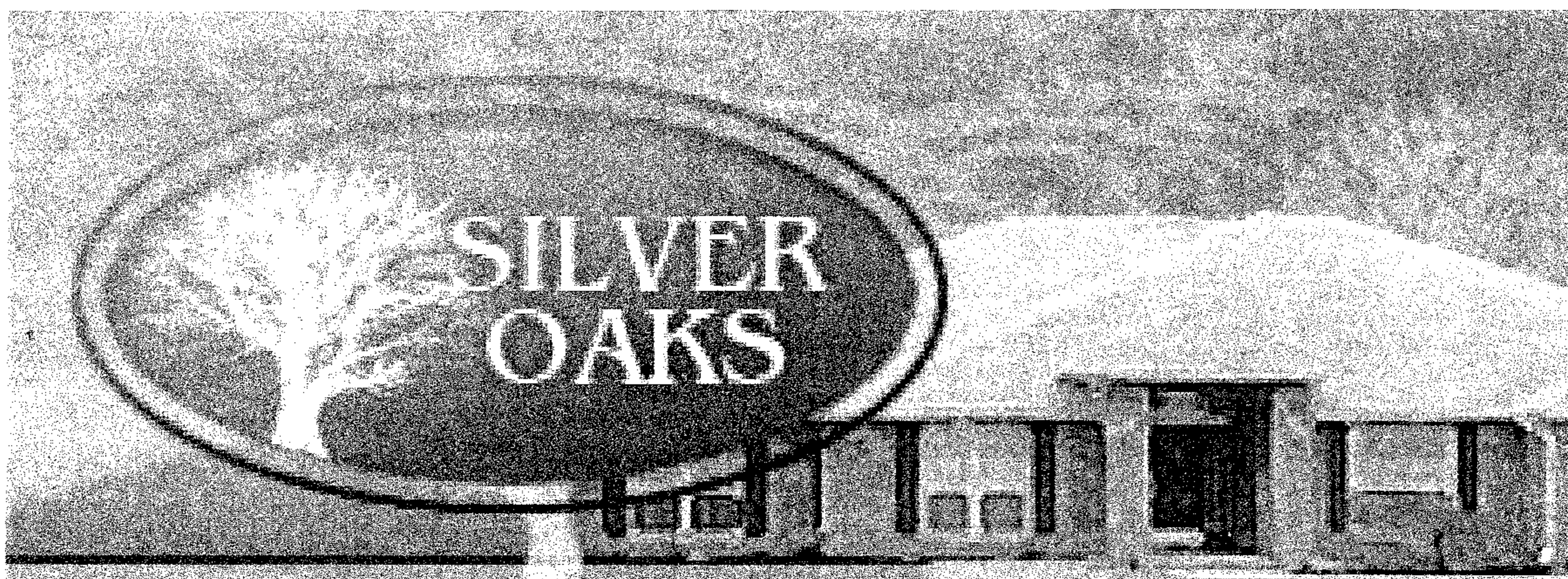
It is the responsibility of each lot owner to prevent the development of any unclean, unsightly or un-kept condition of the building or grounds on such Lot which shall substantially decrease the beauty of the neighborhood as a whole or a specific area.

The Board of Directors respectively request you to correct the following discrepancy:

☐ Trim Bush around the electric utility area and sidewalk
☐ Edge/mow the grass in yard, along the road, drain or sidewalk
☐ Other: _____

Sincerely,

President, Board of Directors
Silver Oaks Homeowner Association Phase I



Oops your Trash Can is showing!

Dear _____

We ask that you be considerate of your neighbors and store your trash can out of sight of the neighbors next to you, who really don't like seeing your trash can in full view of the neighborhood when they make sure theirs is stored in an appropriate place. Here are some suggestions you might consider as a solution when solving the problem of the trash can being exposed to the street and your neighbors.

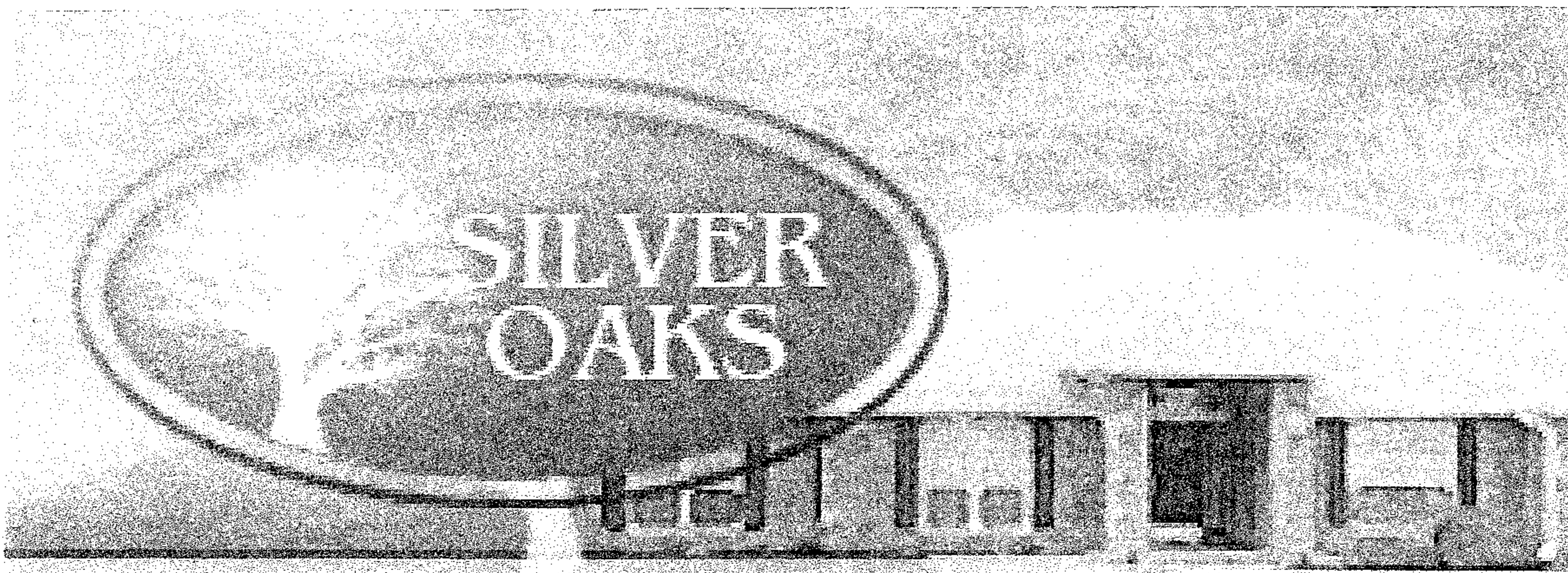
- 1) Place the trash can in the garage.**
- 2) Place it within a fenced-in yard.**
- 3) Place it behind the house out of sight of the street and neighbors.**
- 4) Place it along side the house within an enclosure. (Contact ARC first).**
- 5) Place it along side the house with growth on two sides. (Contact ARC first).**

More than ever people are concerned about their property values and so curb appeal is in everyone's interest.

We thank you for your cooperation.

Silver Oaks Homeowners Association

**President
Barbara Cole
(850) 682-5283**



Cops your Boat is sitting in the driveway!

Dear

We ask that you be considerate of your neighbors and store your boat out of sight of the neighbors next to you, who really don't like seeing your boat in full view of the neighborhood when they make sure theirs is stored in an appropriate place. Here are some suggestions you might consider as a solution when solving the problem of the boat being exposed to the street and your neighbors.

- 1) Place the boat in a closed garage.**
- 2) Place it within a fenced in yard.**
- 3) Placed it in a storage space.**

More than ever people are concerned about their property values and so curb appeal is in everyone's interest.

We thank you for your cooperation.

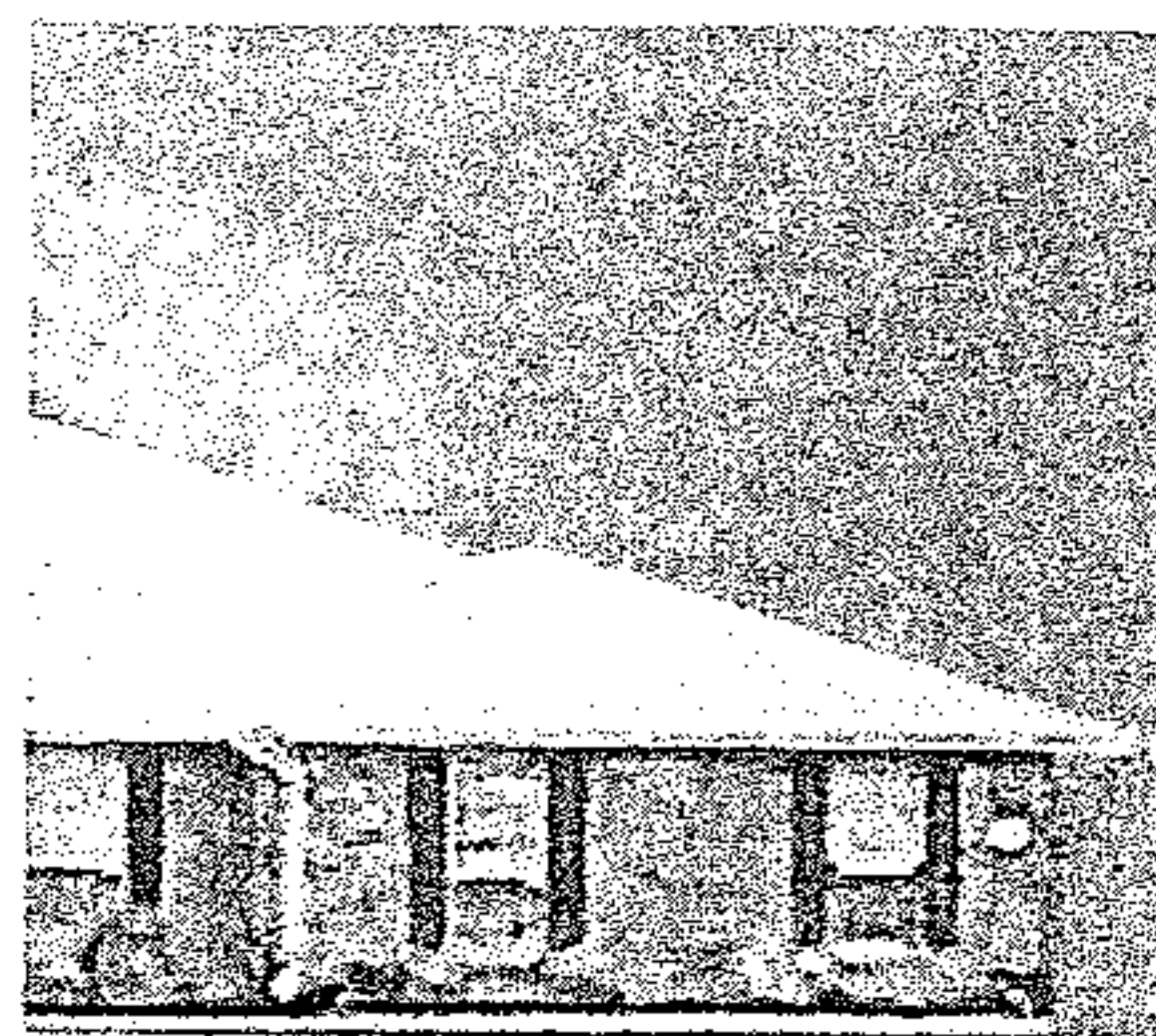
Silver Oaks Homeowners Association

**President
Barbara Udo
760.341.4333**

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From: <i>Silver Oaks Homeowners Association</i> <i>PO Box 1543</i> <i>Crestview, FL 32536</i>	
One piece of ordinary mail addressed to: <i>[Redacted]</i> <i>[Redacted]</i> <i>[Redacted]</i> <i>Crestview, FL 32536</i>	

PS Form 3817, January 2001

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\$1.10

U.S. POSTAGE
PAID
CRESTVIEW, FL
32536
MAR 14 09
AMOUNT

Owner's Association

March 14, 2009

[Redacted]
Saratoga Drive
Crestview, FL 32536

Dear [Redacted]

The Board of Directors, Silver Oaks subdivision, Phase I need your support. As you know the Declaration of Covenants, Conditions and Restrictions of Silver Oaks Subdivision, Phase I, Article IX. Section 5. contains Owners Use Restrictions.

During random checks over the past weeks, we've noted your boat has been sitting in the driveway, and not kept in a concealed manner.

Article IX. Use Restrictions. Section 5. Vehicles, Trailers, and Boat Storage reads in part, "That boats, if stored on a lot shall be kept in a concealed manner; closed garage, storage space or within a fence, so as not to be observable from other Lots or Common Areas."

Please have this taken care of, and your continuing compliance with this requirement will be appreciated.

If you don't believe you need to comply with the covenants and restrictions regarding maintaining your lot, please give us your rationale. If you want to address the Board of Directors on this matter, please come to our next meeting on April 14, 2009. The next meeting will be at 6:30 PM at the Davidson Middle School.

If you have any questions on this, I can be reached at (850) 682-5283 or franzcole@cox.net.

For the Board of Directors

Barbara Cole

Barbara Cole, President

Silver Oaks Phase I, Homeowners Association

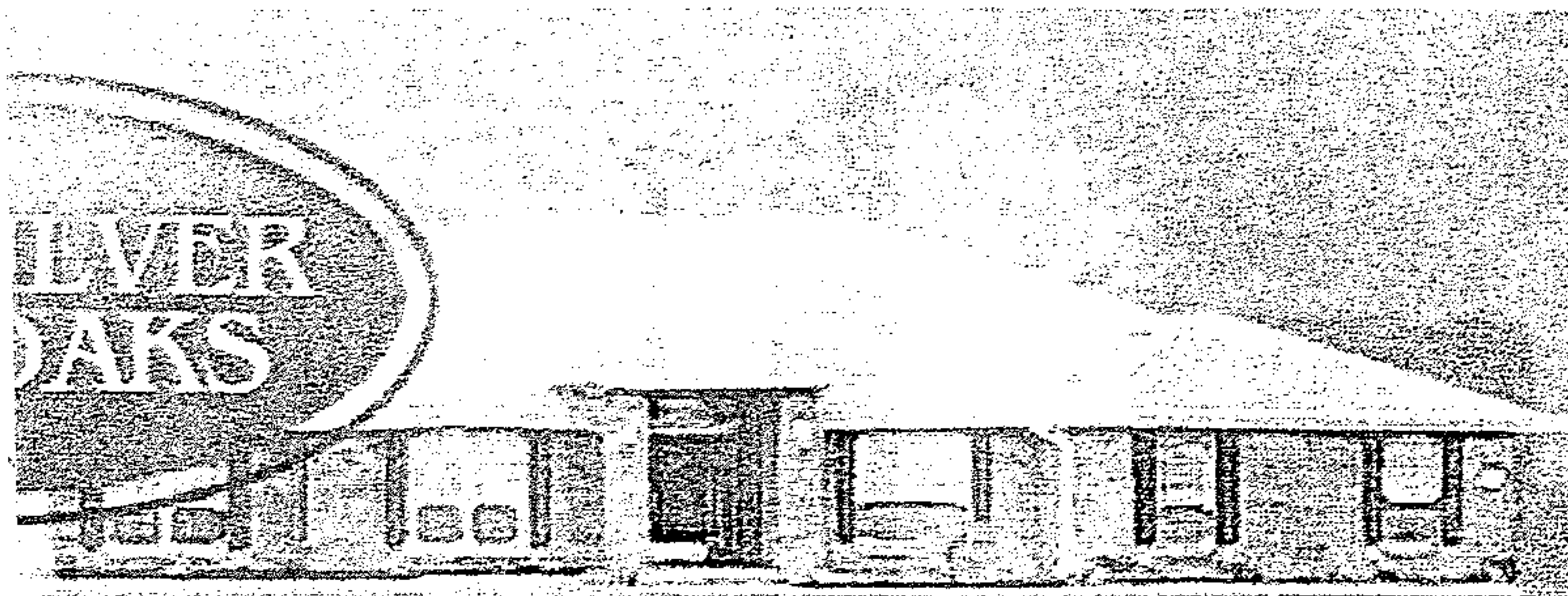
1st letter



U.S. POSTAGE
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CRESTVIEW, FL
32536
APR 15, '09
AMOUNT

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vision, Phase I, Home Owner's Association
P.O. Box 1542
Crestview FL 32536

April 15, 2009

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	Silver Oaks Homeowner's Association
One piece of ordinary mail addressed to:	P.O. Box 1542 Crestview, FL 32536

PS Form 3817, January 2001

Dear [REDACTED]

On March 14, 2009 we sent you a letter by Certificate of Mailing, referencing your boat sitting in the driveway, and not kept in a concealed manner.

Article IX. Use Restrictions. Section 5. Vehicles, Trailers, and Boat Storage reads in part, "That boats, if stored on a lot shall be kept in a concealed manner; closed garage, storage space or within a fence, so as not to be observable from other Lots or Common Areas."

Please let us know in writing before the May 12, 2009 meeting, what your intentions are and when you plan to have this matter resolved.

If you have any questions on this, I can be reached at (850) 682-5383 or franzcole@cox.net.

For the Board of Directors

Barbara Cole

Barbara Cole

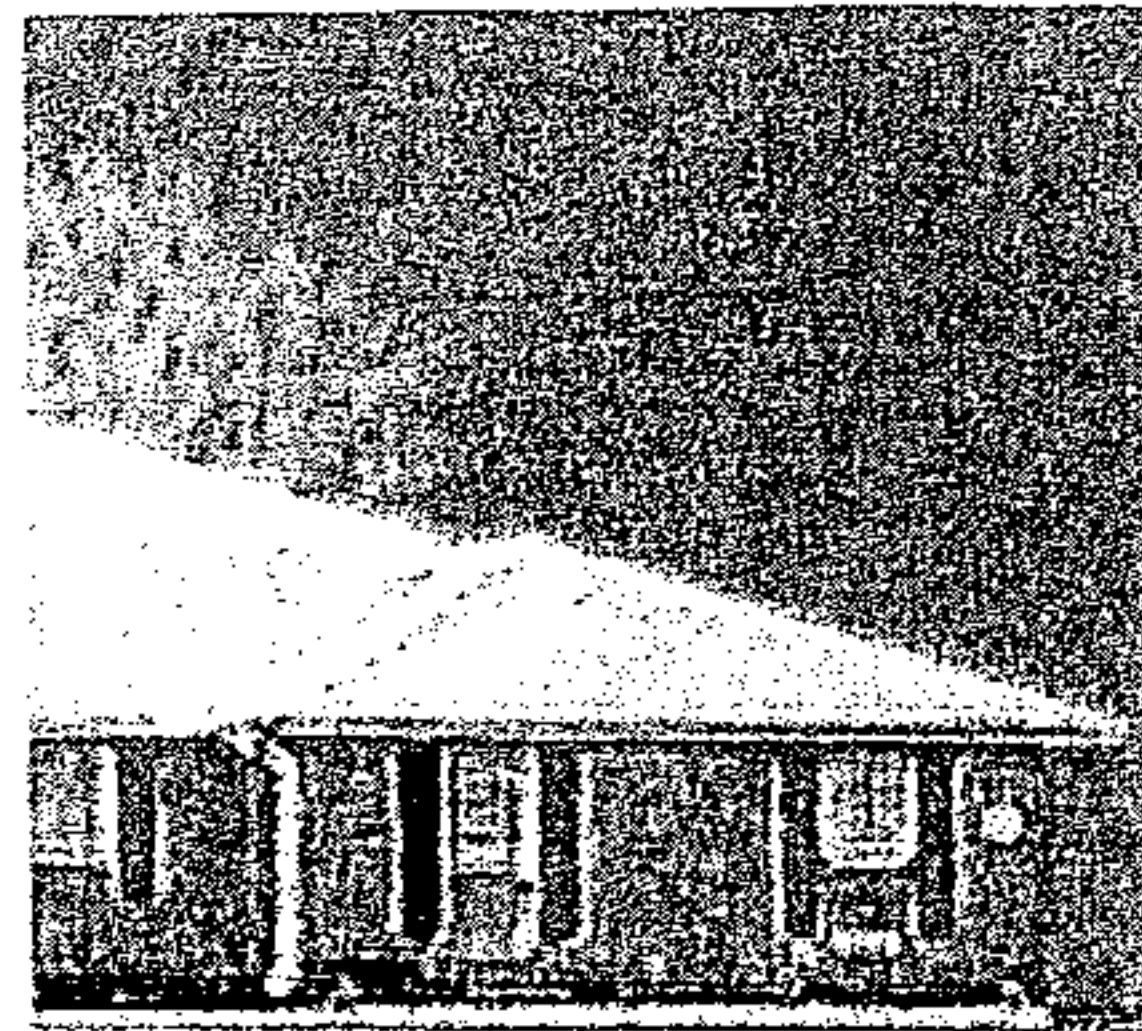
President, Silver Oaks Phase I, Homeowner Association

Second letter

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
Silver Oaks Homeowner Association	
PO Box 1542	
Crestview, FL 32536	
One piece of ordinary mail addressed to:	
[REDACTED]	
Saratoga Drive	
Crestview, FL 32536	

PS Form 3817, January 2001

1000
UNITED STATES
POSTAL SERVICE
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CRESTVIEW, FL
32536
MAY 16, 09
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00081228-09



Owner's Association

May 15, 2009

[REDACTED] nes
Saratoga Drive
Crestview, FL 32536

Dear [REDACTED]

On March 14 and April 15 we sent you letters by Certificate of Mailing referencing your boat sitting in the driveway and not kept in a concealed manner.

Article 1. Use Restrictions. Section 5. Vehicles, Trailers, and Boat Storage reads in part, "That boats, if stored on a lot shall be kept in a concealed manner; closed garage, storage space or within a fence, so as not to be observable from other Lots or Common Areas."

Your boat remains unconcealed. If this matter is not resolved by June 9, 2009, the Board has agreed on sending this matter to the Association Attorney for resolution.

Please be aware that you will be responsible for any legal monies incurred by the Association while pursuing this matter.

If you have any question on this, please call (850) 682-5283 or e-mail franzcole@cox.net.

For the Board of Directors

Barbara Cole

Barbara Cole, President

Silver Oaks Phase I, Homeowner's Association

Third letter