



Silver OAKS Homeowner's Association-Phase I
Board Meeting

May 12th 2016

Location:

Davidson Middle School

In Attendance:

Board:

Tim Bryant, President
Connie O'Neill, Treasurer
Joe O'Neill, Secretary
Susan Cooper
John Ensor
Mike Ply

Homeowners:

Barbara Cole
Bill Erb

Minutes:

The meeting was called to order at 6:32 p.m. on May 12th.

The minutes of last month's meeting were reviewed and approved pending adding a note on Bill Vickory's request/comment on lamp posts.

The treasurer's report was reviewed. There are 9 properties outstanding as of today. Three of these properties have legal issues. The other 6 are being actively worked by Connie. If payment is not received within 45 days, the attorney will be notified. The treasurer's report was approved.

Based on homeowner comments about the front entrance, Tim will look into having the front entrance fence, etc pressure washed.

Mulch is also being commented on. Tim will get estimates from Sonny Steele.

Phase 2 is planning a picnic. They would again like our support. A \$250 amount was suggested. Later in the meeting this was discussed and it was noted that the budget had \$175 for community relations. A motion was made and approved to support the picnic with a \$175 donation. This should be a budget item discussion in the fall.

Tim noted that the final street lights are staged to be installed.

Connie noted that Keith provided an invoice for his labor/materials for fixing the street sign that was knocked over at Hunting Meadows and Saratoga. It was recommended that Connie send it to the lady who hit the sign.

Tim noted to Barbara that we have received her letter. Tim will talk to homeowners and get answers.

Barbara noted that she has not seen a response to the letter from her Attorney or copies of the requested records. Tim noted that he has not heard from our attorney and will address it with him tomorrow. As far as who has been notified of the currently identified infractions, Tim will address each of these this month.

Barbara provided a letter (attached) with 25 infractions (Compliance Forms)(not attached). Tim will take the compliance forms for now until a committee can be formed.

There was some discussion on the well. Barbara provided some paperwork on the original well (attached).

John noted that he has contacted the county about the pool at the house behind his home. We all need to be aware of these issues within the neighborhood. John also noted that he had to call the fire department on this same home because the smoke alarms were going off. There is a safety issue.

Bill Erb noted concerns on the sidewalk project. Concerns about water flow and that currently sidewalks aren't being used. He also noted that he does not want any more lights in the subdivision. He would prefer having lower dues than some of these projects.

In response, Tim noted that there has been favorable response to the sidewalk connectors and that there are some very dark areas in the neighborhood. This is the last of the street lamps. An ongoing complaint for years has been that homeowners were not turning on their yard lamps.

Bill also noted that he would prefer a simpler front entrance.

Bill noted that the lot next to his still needs to be bush hogged. The letter that was sent to Huckabee needs to be re-addressed.

Barbara asked if the board can get the easements cut on the empty lots.

The meeting adjourned at 7:35 p.m.

j.r.o

April 19, 2016

Mr. Tim Bryant
Phase I
The Silver Oaks Homeowners Assoc.
P.O. Box 1542
Crestview, Fl. 32539

Dear Mr. Tim Bryant:

I'm including twenty five infractions (attach. 1-25) noted in the neighborhood as of April 18, 2016. Please pass these copies on to the committee in charge of handling infractions. I would appreciate it if the board would at future meetings give a update on how many homeowners were contacted and what the status is of each infraction. Please contact me if there are any questions.

At the March meeting there was some discussion about the secretary and the president talking with Mr. Chesser about the February 5, 2016 letter from Mr. Wentz relating to the enforcement of the C&R. I was lead to believe there would be a written opinion. At the April meeting no letter from Mr. Chesser was mentioned, just comments from the secretary as to what was said.

Please forward a copy of Mr. Chesser's written opinion and copy of the cost to the association for the consultation.

Thank you,



Barbara Cole

cc: John Ensor, Daphne Rivera

Copy of INVOICE FOR "Well"

Thomason Well Drilling, Inc.
 328 Seminole Street
 Fort Walton Beach, FL 32547

Invoice

Date	Invoice #
3/3/2008	6228

Bill To
Silver Oaks Home Owners Assn 5841 Hunting Meadows Crestview FL 32536

P.O. No.	Terms	Project
Karen Figueroa	Due on receipt	

Quantity	Description	Rate	Amount
	Drilled/ Installed 110' 4" well 1.5 HP Sub Pump 20GPM Wm- 6 Tank Ran Power	4,550.00	4,550.00
	Cut well off underground and use meter box to cover	150.00	150.00
Thank you for your business.		Total	\$4,700.00
Phone #	Fax #		
850862-4613	850-862-3087		