



March 8, 2018

Location:

Davidson Middle School

In Attendance:

Keith Boudreau, President

Tara Steadman, Vice President

Connie O'Neill, Treasurer

Brooke Adam, Secretary

Mark Chancey, Architectural Committee Chair

Carole Bishop

Mike Ply

Angela Etheridge

Owners:

Barbara Cole

Bob Webster

Minutes:

The meeting was called to order at 6:35 p.m. on March 8th.

The February meeting minutes were reviewed and approved unanimously.

As of February 28th

\$20,317.82 Operating Account

\$26,116.98 Savings Account

Total=\$46,434.80

**\$3,204.19 Outstanding

Nothing out of the ordinary paying out of the accounts.

There is a total of 12 outstanding HOA payments; two of which are foreclosures and 9 unpaid homeowners. A request was made to foreclosure on the empty lot. The attorney stated the process had already been started, however the Board has not seen any paperwork. Second notices will be sent the third week of March, if the payment is not received by payment due date stated on the notice the Board will move forward with liens.

The treasurer's report was reviewed and approved unanimously.

Keith stated that the Board in the past had purchased mailboxes and they were stored here for any replacements needed. Keith stated they are falling apart. 18 mailboxes have been replaced in the last 2 ½ years. If the Board places a bulk order of 5, the cost is \$222.84 per mailbox. The new ones are constructed better and tend to last longer. The turnaround time is 30-45 days. The Board recently sold the last mailbox that was stored here.

A motion was approved unanimously to purchase 5 more mailboxes.

Keith stated the park dedication was scheduled for March 23rd; the Commissioner could not make the scheduled time. It will be rescheduled for April 7th (tentative). Please note the Board had already approved \$150.00 for cakes and decorations.

Keith wanted to follow up with the information Barbara Cole had given the Board in regard to the street signs. Keith called the company that he was provided contact information with from Barbara on 8 different occasions (every Thursday for 8 weeks) and was told “they would follow up with him”. Keith suggested working with another company. Ace Barricade out of Pensacola stated they were interested in the work, the company flew in a drone and viewed the signs. Ace Barricade stated that PVC, which is currently being used to hold the sign; has a life expectancy of 10-15 years and we have exceeded that. The street signs we have, are not safe and need to be replaced; they cannot be repaired.

Keith stated that someone ran into our walkway bridge, it has been repaired. For the safety of the community the bridge was fixed immediately without contacting an outside contractor. We have a general maintenance budget and the funds were used out of that account. The total amount was \$96.97, which included paint for the two light posts out front. Someone had commented to the Board about the posts needing a new coat of paint. The posts were painted by Keith.

Tara and Connie suggested we have the garage sale on April 14th, 2018.

The Board unanimously approved the motion for the date of the garage sale for April 14th, 2018. Connie will email George Wallace for the signs and Tara will post on the Silver Oaks Facebook page.

Carol asked Barbara about the previous concerns of the trash cans; Barbara noted 50 trash cans that were stored incorrectly and a total of 33 numbered and dated Violations forms that she had brought to the meeting. A folder will be created to store all the forms. The Board will discuss the issues and address as needed at the next meeting.

Barbara would like to know the progression and the status of the out of compliance issues referenced in last month's meeting.

- Keith stated the storage shed that was built, complies with our Covenants and Restrictions: 12 feet from the property line. Barbara's concern is that the storage shed is not concealed. It was discussed that plants will be planted to conceal the storage shed. Barbara stated that the shed would still be seen on two other sides. It was stated the storage shed was considered more as a detached garage, and it

was built to the architectural design of the home. It doesn't fall under the shed category. This is a permanent structure.

- Barbara mentioned there is a boat that is not concealed in the community. The boat is covered with a blue tarp. It was stated it was behind the fence and covered with a tarp. Only the tarp can be seen. The Board referred to the Covenants and Restrictions, and it was found that the fence itself is how the boat is concealed. The boat is in compliance.

The Board agreed that so much of the wording is gray in the Covenants and Restrictions, after 20 years the Covenants and Restrictions can be modified. The Silver Oaks Covenants and Restrictions were signed on 09/15/1998 and recorded 09/25/1998. It was discussed that we should contact the attorney to tighten up the gray and provide clarity.

Tara will create a monthly flyer to remind about trash cans, spring-cleaning, yard sale, etc. These flyers will be posted on the Silver Oaks Website and posted on the Silver Oaks Facebook page. The Board also discussed leaving the flyers in a box at the park.

Keith stated the County has already started cutting the holding ponds this year. The County completed four cuts last year. Keith is going to talk to them about the last area, on Sorrel Ridge and Hunting Meadows. The County will also be putting up more fencing around the holding ponds.

The Board received an email from Bill Vickery on 02/15/2018; he requested information on term end dates, and election records.

- Mike Ply -Expire 2020
- Brooke Adam -Expire 2020
- Carole Bishop -Expire 2020
- Angela Etheridge-Expire 2020

Connie researched the dates for other Board members:

- Keith Boudreau – Volunteered 2010 various positions (and left the Board for 6 months in 2010)
- Tara- Volunteered 2015
- Connie - Volunteered 2011
- Mike - Volunteered 2015

None of the above listed Board members were appointed, they volunteered. Connie spoke with the attorney and he stated you can serve up to 10 years as a volunteer and can serve even more if elected back into the Board. Since 2012 the Board only had 7 Board members, and at the annual board meeting there were no individuals that stepped forward to be elected. In the 2017 annual meeting we had more volunteers than the Board had in the last 5 years.

A motion was approved unanimously that the Board will continue as it is right now, and at the 2018 annual meeting anyone that was not elected would need to be appointed along with any other changes.

It was asked in the email if the position that Karen Figueroa resigned from had been filled. It has not been filled. Tara will list this position in the monthly flyer.

New Business:

Connie suggested that we reimburse Keith for the time spent fixing the bridge. Keith spent 10 hours fixing the walkway bridge.

A motion was approved unanimously to reimburse Keith \$200.00 for the time spent fixing the bridge.

Barbara wanted to make sure the violations would be noted in the minutes, to include vehicles that are inoperable.

Blank violation forms are available online at the Silver Oaks webpage. All forms will be discussed at the monthly HOA meeting; the Board will address the violations on a case-by-case scenario. The Board will keep a record of all the forms.

The meeting adjourned at about 7:31 pm.