

SILVER OAKS HOMEOWNERS' ASSOCIATION, PHASE I
BOARD OF DIRECTORS MEETING
09 June 2022
CROSSPOINT CHURCH
PENDING

I. Call to order: Cassie Segreti, President called the meeting to order at 6:31 pm.

II. Roll Call: Board members present: Cassie Segreti, President; Ann Drakes, Secretary; Board members: Terry Frame, Barbara Cole. Homeowners: Bob Webster, Chris Curtis, Tiffany Williams, Dewayne McClendon, Delvis Johnson, Gary & Marion Brett

III. Reading and Approval of minutes for previous month Board Meeting: Minutes were approved via email with HOA members. Ann made a motion to approve the minutes as presented. Barbara seconded the motion. Motion passed.

IV. Committee Reports:

Financial Report:

- Cassie Segreti read over the financial report.
- We still have 1 homeowner that has not paid their 2022 annual HOA dues. Lien has been filed against that property.
- Barbara made a motion to approve the Financial Report as presented. Ann seconded the motion. Motion passed.

Architectural Committee:

- Cassie stated that there are no applications for the Architectural Committee at this time. There are 2 applications that are pending but not officially submitted at this time.

Compliance Committee:

- Chairman stated the new process will start 1 June 2022. FL Statute 720 Section 305 for fines as they pertain to violations within our community.

There will be a \$15.00 fine per day that starts on the 15th day of a fine violation; up to a max of \$1000.00 per violation.

Discussion of how to report on how many violations occurred in a month. Either by newsletter or discussion at each monthly meeting.

Letters were sent out to homeowners who have mailboxes that need to be replaced and repaired to be in compliance with CC&R.

Inoperable vehicle on Calumet

V. Old Business:

A. Working on clarifying CC&R to take out gray areas to avoid misinterpretation, HOA is looking into this process, no completion date at this time.

B. Neighborhood summer bash sponsored by both phase 1 & 2 HOA board, to be held at phase 2 pool. All homeowners are welcome and encouraged to attend to meet neighbors.

C. Waiting on final quotes from companies to repair broken sidewalks. Will clarify and identify all sidewalks to be repaired

VI. New Business:

- A. If any homeowners want to make complaints, they need to use the official form on the website. The board will not be taking phone calls or face to face interactions about complaints. Need to have a paper trail to follow and document all specifics. Forms will also be made available at HOA monthly meetings.
- B. Due to recent events, we are moving forward with retaining an attorney. The HOA board will discuss pricing and look into options. Once all options are available will vote on an attorney within the next month. The board will not tolerate harassment by homeowners at any time or across any platform.
- C. The Compliance committee/violation letter issues have gotten out of hand, we must enforce the rules equally across the neighborhood. If homeowners are in violation they will be notified of it and have to correct their violation. No one is targeted, the CC&R applies to all homeowners.

VII. Open Forum:

- Homeowner upset about their mailbox that keeps getting knocked over and having to replace it. Would like the HOA board to help with the cost if this keeps occurring.
 - This is not an option that is available at this time. If HOA replaces one homeowner's mailbox, then it would have to provide the same for all homeowners. This is a cost that is not feasible in the budget at this time.
 - Homeowner suggested HOA purchasing a bulk of mailboxes and providing them at a discounted cost made available to homeowners to purchase.
 - This is not in the budget at this time, but HOA agreed to make a note and will discuss it again at the annual budget meeting.
- Homeowner discussed an issue with a rotted fence on their property line. Who takes down fence? Them or neighbor? And does the board get involved in this process?
 - It was determined that they will need to have to pay on their own to solve this issue. This is not an HOA board involvement issue.
- Homeowner questioned the compliance process and how it would determine that a violation letter was received within the 15 day timeframe.
 - All letters will be sent out certified. There was the discussion of the post office not returning certification slips. HOA suggested text/call homeowners to follow up to ensure a letter was received.
- Discussion of trash can violations. HOA board understands if you're trying or if the cans may be out longer than intended. Notify the board in advance to avoid a violation.

VIII. Next Board Meeting: July 14th, 2022, Crosspoint Church 6:30 pm.

IX. Adjournment:

Barbara made a motion to adjourn the meeting at 7:33 pm.

Terri seconded the motion.

Motion passed.

Minutes Approved: Connie motioned to approve, Barbara second the motion