

Silver Oaks Phase I Board of Director Meeting Summary, April 11, 2006

Location: Davidson Middle School, Library
Crestview, Florida

Board Members In Attendance:

Kim Bowman	398-6287 (Change)	phil-dirt@cox.net
Barbara Cole	682-5283	franzcole@cox.net
Darren Etheridge	398-6375	detheridge@clerkofcourts.cc
Bill Vickery	423-0996	wwvjr@cox.net
Johnny Williams	689-4495	johnny.williams@cox.net

Absent:

Gerald Campbell	689-1249	buffinvestr@aol.com
Adam Grabowski	423-0110	amgrabowski@cox.net
Edwin Santos	682-2911	hmd5859@cox.net
Margo Vickery	423-0996	mwickery1@cox.net

Note: Name or committee shown below at the end of entries denotes responsibility for data/update.

Special interest item. Neighborhood Watch (NW) program status. Kim Bowman reported that she has four more NW signs for Phase I and that we will be billed for them. No problems have been reported. Signs might be helping deter vandalism, etc.

Treasurer's report.

- Income for this period: \$2,068.14. Expenses have been \$528.99. Margo V.
- 127 out of 130 lot owners have paid their 2006 Homeowner assessment dues. We are working on the last three to make sure we current ownership of lot before we file liens with Okaloosa County. Margo V.
- Annual Budget to date (October 2005-February 2006) presented to Board Members. Expenditures are overall at 36%. No foreseen problems that will preclude budget staying on or below track. Margo V.

Architectural Review Committee Report

- Address(es) and Items approved since last meeting.
 - 5863 Saratoga Drive – Lattice fence around trashcan.
- ARC package pending:
 - Lot #38, Section A (5882 Saratoga Drive) – new home and swimming pool
- Progress on complaints concerning pool fences on Saratoga. County officials tell us they do not consider those particular fences facing inward to be a violation of their requirements. Homeowners will be approached and asked to change fences to conform to the rest of the community per request by Barbara Cole. Continuing. Action ARC

- Badly damaged mailbox stations have been repaired by Barbara Cole's volunteer team at homeowner association (HOA) expense. After discussion by board members, it was decided to end HOA repairs to mailbox stations. Sources for parts are found on our web site. Repair of damaged mailbox stations and mailboxes reverts back to homeowners. Closed.
- We continue to have some improperly stored trailers and RVs. Enforcement efforts will be increased. ARC and Bill V.
- Complaints on drainage, satellite dish, and shed at 5840 Huntington Meadows Drive are being worked. ARC
- Yard of The Month for March is located at 5837 Huntington Meadows Drive. Congratulations to the Jones family. See photo on back Cover of this newsletter. Continuing. Bill V.
- Petitions on speed bumps and sidewalk from front of Phase I to Davidson Middle School are pending. Ed Santos.
- Change/amendment project for Covenants and Restrictions update. Barbara Cole reported several amendments have been received. She checked with Okaloosa County and determined we do not have to have an attorney file approved amendments with the county. Board of Directors and her committee members will review submitted amendments within the next few weeks and will discuss whether or not we want to hire an attorney to review these proposed amendments before they are put to a vote by our lot owners. Board of Directors. NOTE: Board of Directors not at this meeting need to contact Barbara Cole to get copies for review.
- The stone (or concrete) bench and trash receptacle is pending purchase and placement in front of the retention pond near the corner of Hunting Meadows and Saratoga Drive. We may consider benches at the other retention ponds at a later date. Ed Santos
- Status of erosion and runoff into retention ponds corrective measures is pending. Grounds Committee
- Discount coupons or other items from local businesses for our Yard of The Month winners' effort is pending. Gerald Campbell
- Establishing a playground or community social area on a vacant lot within Phase I, Silver Oaks effort is pending. Gerald Campbell

New Business:

- Thanks to crew of Edwin Santos, Edwin Santos, Jr., Barbara Cole, Margo and Bill Vickery for recently cleaning the front fence of our area and trimming approximately 70% of the vegetation touching the fence. Approximately 30% of the backside of fence and remaining vegetation touching the fence and preventing someone getting behind the fence to clean it remain to be done. Remaining work effort needs to be done/organized by our Grounds Committee.
- Johnny Williams mentioned the two stained bridges in our area might need re-staining or touchup. Action to determine whether this needs to be done and action to have it done is assigned to our Grounds Committee.
- Our lawn maintenance contract is running out. Action: Grounds Committee and Treasurer.