

Silver Oaks Phase I Board of Director Meeting July 2006 Summary

Location: Crestview Public Library
Crestview, Florida

Board Members In Attendance:

Kim Bowman	398-6287
Barbara Cole	682-5283
Margo Vickery	423-0996
Bill Vickery	423-0996

e-mail address

phil-dirt@cox.net
franzcole@cox.net
mvickery1@cox.net
wwwjr@cox.net

Absent:

Gerald Campbell	689-1249
Darren Etheridge	398-6375
Adam Grabowski	423-0110
Edwin Santos	682-2911
Johnny Williams	689-4495

buffinvestr@aol.com
detheridge@clerkofcourts.cc
amgrabowski@cox.net
hmd5859@cox.net
johnny.williams@cox.net

Welcome. Bill Vickery opened the meeting.

Treasurer's report.

- Margo Vickery reported income for this period: \$73.71 and expenses: \$1851.72.
- Annual Budget to date (October 2005-June 2006). Overall expenditures at 53% with 3 months to go.

Architectural Review Committee Report.

- Address and Items approved since last meeting: N/A
- Pending:
 - Lot #39, Block A (5882 Saratoga) approved for new residence. Details on fence and fence/enclosure for swimming pool are pending. ARC.
 - Whole house generator fence (5833 Saratoga). ARC.
 - Complaint/issues concerning for sale property on Hunting Meadows Drive. Corrective actions disputed. Date for corrective action on primary issue has been established and provided to the owner. Issues shared with listing real estate agency asking them to share issues with prospective buyers. Pending. Bill V.

Old Business.

- Yard of The Month for July 2006 is located at 5831 Buckskin. Congratulations to William and Gloria Erb. See photo of their yard on back cover of this newsletter. Bill V.
- Reference amendment project for Covenants and Restrictions. Since we have decided not send out the on-hand proposed amendments to our Covenants and Restrictions for voting until September, we've extended the time line for owners to submit amendments. If you think the Covenants and Restrictions should read differently, please tell us how you think they should read and why your idea is good. Contact Barbara Cole for format or with your questions. New suspense date: 31 August 2006. Pending.

- Bill V., reported that a random check during July 2006 revealed 9 trash/garbage cans improperly stored within Phase I. "Improperly stored," in this case, is defined as sitting in driveway next to or near the garage clearly observable from neighboring buildings, common area and streets except on collection days. Six of those observed on were the same ones observed and cited during our May 2006 random check. Letters were sent to owners of those homes asking them to correct this problem. While this is not a community wide problem, we believe these improperly stored cans are unsightly and clearly addressed in our covenants and restrictions. As one of our board members said, "if you are one of the culprits with no place to store it, just walk it around to the back of your house and save all this anguish!" Open.

- Gerald Campbell reported by email shortly before the meeting that he had made arrangements with Applebees' and Ryan's Steak House in Crestview for discount coupons/other items from local businesses for our Yard of The Month winners. Gerald will pick up the coupons on his return from a temporary duty assignment later this month. Pending.

- Bill V., briefed that the owners of all four whole house generators in Phase I viewable from the street and neighboring buildings are working on concealing them. Pending. NOTE: One of the owners recommended the Board of Directors consider other equipment as well. See **New Business, item 3**, for details and Board determinations.

- Margo V., provided an after action report of the Pre-4 July picnic and social event at the Phase II Swimming pool for all residents/lot owners of Silver Oaks Phase I on 1 July. \$289.00 was spent of the \$500.00 budgeted for this event. Closed.

Status reports were not received on the following Old Business agenda items:

- Petitions on speed bumps and sidewalk from front of Phase I to Davidson Middle School. Ed Santos
- Erosion repair and runoff cleanout into retention ponds and thank you action. Grounds Committee.
- Playground/community social area on vacant lot within Phase I, Silver Oaks. Gerald Campbell
- Remaining spring-cleaning work on front area. Grounds committee
- High grass/weeds on vacant lots (front parts of the lots.) Grounds Committee
- Broken light fixture at front of area. Grounds Committee
- Silver Phase II HOA sharing cost of our web site before we create a separate page for them. Darren Etheridge

New Business.

- Draft Mission and Vision Statements were provided to Board members present. Board could not vote on these statements, as quorum was not present. NOTE: E-mail vote completed on July 12, 2006 by majority of Board Members. See page 1 of this newsletter for approved wording. Closed.

- Bill V., commented that each Board member is in a leadership position. In that they all are subject to taking the lead on efforts, he passed out a four page article entitled, "Leading Teams" which contains the top ten actions that a good team leader should take to make his or her team more efficient and productive. Closed.

- A homeowner with a whole house generator recommended the Board consider *other* items as “equipment” under the provisions of Article VIII, Section 2, of our Covenants and Restrictions. The items were: Central heating and cooling units, pool pumps, exposed sprinkler system pipes (back flow pipes), and phone/electricity utility boxes. An email vote was conducted early July 2006 and the board members agreed by majority vote that only pool pumps should also be considered as “equipment” to be concealed. Closed.
- Board members and some owners present discussed recommendation made by Barbara Cole concerning passing on to the attorney for action, names of homeowners that (after receiving two letters) that have yet to comply with the covenants applying to garbage can storage. Board could not vote on this, as quorum was not present. Pending.
- Discussion occurred as to whether the ARC should assume responsibility for monitoring whole house generator and pool pump actions. Pat Bacon, ARC Chair agreed to take on those projects. Folders passed on. Closed.
- Barbara Cole brought up that someone had complained to her about political signs in the yards of Phase I residents. People with complaints on these signs need to contact Bill V., in writing. Corrective action will be sought without sharing the name of the person complaining. Email complaints are OK. Pending.
- Tom Smith of 5862 Hunting Meadows recommended that the Board record decisions such as the recent one on whole house generators in a document that can be shared with current and future homeowners. He pointed out that different boards have focused on different things and their decisions have not always been consistent. Bill V., pointed out that the covenants and restrictions talk about applications for Architectural Committee Reviews mentions the packages should contain “such other items as the Architectural Committee may require.” We had such a pamphlet for ARC packages in 2002 that addressed these items, but it no longer exists. Decision to create written instructions on implementation/clarification of the By-laws and Covenants and Restrictions will be deferred to our next board meeting. Pending.

Status report not received on the following New Business agenda item:

- Water well & housing to hook into sprinkler system estimate at front area. ACTION: Grounds Committee