

Silver Oaks Phase I Board of Director Meeting June 2006 Summary

Location: Davidson Middle School
Crestview, Florida

Board Members In Attendance:

Barbara Cole	682-5283	franzcole@cox.net
Darren Etheridge	398-6375	detheridge@clerkofcourts.cc
Adam Grabowski	423-0110	amgrabowski@cox.net
Edwin Santos	682-2911	hmd5859@cox.net
Margo Vickery	423-0996	mickery1@cox.net
Bill Vickery	423-0996	wwwjr@cox.net

Absent:

Gerald Campbell	689-1249	buffinvestr@aol.com
Kim Bowman	398-6287	phil-dirt@cox.net
Johnny Williams	689-4495	johnny.williams@cox.net

Welcome. Bill Vickery opened the meeting.

Treasurer's report.

- Margo Vickery reported income for this period: \$0.00 and expenses: \$702.10.
- Annual Budget to date (October 2005-May 2006). Overall expenditures at 45% with 4 months to go.

Architectural Review Committee Report.

- Address and Items approved since last meeting:
 - 2609 Palamino; 16 x 20 composite deck (non-enclosed), 25KVA Generac Stand-By Generator (behind existing fence), Fresh Water Well (behind existing fence), and brick lattice fence for trash can.
- Pending:
 - Lot #39, Block A (5882 Saratoga) approved for new residence. Details on fence and fence/enclosure for swimming pool are pending.
 - Whole house generator fence (5833 Saratoga).
 - Complaint concerning house on Hunting Meadows Drive. Corrective actions disputed. Board affirmed previous direction. Another letter to be prepared by Bill V.

Old Business.

- Yard of The Month for June 2006 is located 5865 Hunting Meadows Drive. Congratulations to Franz and Barbara Cole. See photo on back cover of this newsletter.
- Edwin Santos briefed status of petitions on speed bumps and sidewalk from front of Phase I to Davidson Middle School. Pending.
- Reference change/amendment project for Covenants and Restrictions. Barbara Cole passed on that the committee is of the opinion that it would be better to wait until around September to send out the ballots

to vote on amending the covenants. With most everyone going on vacation and school being out, it seems more practical to wait until closer to the annual meeting to avoid the ballots arriving pre-maturely to be set aside and forgotten. Pending.

- Edwin Santos reported that four-foot concrete bench has been placed at the retention pond on Hunting Meadows and Saratoga. We think it will be good for kids to use as a bus stop and for weary walkers to rest. Closed.

- Edwin Santos reported status of erosion repair and runoff cleanout into retention ponds as in process by the Okaloosa County. Motion made and approved to appropriately thank them when project is done. Pending.

- Adam Grabowski volunteered to take on project of getting discount coupons/other items from local businesses for our Yard of The Month winners. Pending.

- No report was made on status of playground/community social area on vacant lot within Phase I, Silver Oaks. One homeowner present did express strong opposition to having the homeowner association fund a playground due to liability issues. When and if an area is available for such a playground or community social area, the community will be asked to vote as to whether the project should be done. Majority vote will decide. Pending.

- Grounds committee reported remaining spring-cleaning work on front area as pending.

- We have three known whole house generators in Phase I that are viewable from the street and neighboring buildings. Owners have been sent letters asking them to conceal these generators. Pending.

- Storm Water Drainage problem affecting some homeowners on Hunting Meadows backing on Calumet Court discussed. Persons impacted were invited but did not attend May meeting except for two lot owners who attended for other reasons. Issue was deferred until June board meeting. Persons impacted did not attend this meeting or provide any input. The Board of Directors drops this matter as an item of concern. Closed.

- Pat Bacon and Kevin Miller, both residents of Phase I, volunteered to fill the two Architectural Review Committee (ARC) vacancies. After discussion and questioning, the Board of Directors approved both of these volunteers as Special Appointments under our By-Laws, Article VIII, Section 4. Both of these gentlemen bring excellent qualifications to the task at hand. Pat Bacon will assume the duties as ARC Chair. Closed.

New Business.

- Margo Vickery proposed that the Board of Directors sponsor and organize a pre-4 July picnic and social event at the Phase II Swimming pool for all residents/lot owners of Silver Oaks Phase I for 1 July (Saturday) from 4:00 PM to 6:00 PM. Board of Directors approved using a previously budgeted \$500.00 to fund this event. See article on page #4 of this newsletter for more information on this event.

- Edwin Santos reported that owners of vacant lots with high grass/weeds have been notified to trim the front parts of their lots. Edwin also reported that he had replaced five broken sprinklers at the front of our area at the cost of \$64.24 and that the sprinklers should not be watering the roadway now. Thanks to Ed on this. This self-help effort saves our home owner association lots of money.

- Edwin Santos reported that one of the large lights that light up the large Silver Oaks sign in the front of our area was either run over or somehow torn loose from it's mount and the housing is pretty well ruined. Replacement cost is estimated at \$250.00. Expense approved and Edwin is seeking a local source and perhaps a better price. Open.

- Bill Vickery reported that a random check during May 2006 revealed 12 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. Letters were sent to residents of those homes asking them to correct this problem. On 12 June 2006, a random check revealed only 10 trash/garbage cans improperly stored within Phase I. Five of those observed on 12 June were the same ones observed and cited during May 2006. Random checks will continue and offenders will be sent letters asking for their support in complying with our covenants and restrictions. Other corrective action remedies were suggested, but not adopted at this point. Open.

- Darren Etheridge, our web master, reported that he was approached by Silver Phase II HOA members to see if we will allow them to have a separate page on our web site. For those that don't know, Darren has been posting their items to our web site at no charge. Darren says he can create another page for them. It was recommended and approved by the board of directors that we ask Phase II to share the annual cost of our web site with us before we create a separate page for them. Annual cost is \$200.00.
Action: Darren Etheridge