



Silver OAKS Homeowner's Association-Phase I Board Meeting

January 14th 2016

Location:

Davidson Middle School

In Attendance:

Board:

Tim Bryant, President
Keith Boudreau, Vice President
Joe O'Neill, Secretary
Connie O'Neill, Treasurer
John Ensor
Susan Cooper
Daphne Rivera
Mike Ply

Homeowners:

Barbara Cole
Chuck and Sue Rife

Minutes:

The meeting was called to order at 6:34 p.m. on January 14th.

The minutes of last months meeting were reviewed and approved.

The treasurer's report was reviewed and approved.

There was a discussion on the Insurance/Bond letter received from the insurance agency that protects against loss of Board funds. Connie discussed this matter with the attorney's office and they noted that the only exception to this statute is if the majority of the voting members approved not purchasing the Bond/Insurance annually. A bond for \$40,000 would be approximately \$179 per year. The insurance would require a bonded bookkeeper and carried additional requirements. A motion to approve the purchase of the bond was made and approved.

Connie noted that the Palmer property has sold.

Connie noted that the attorney's office will send Intent to Lien letters for the 2 delinquent properties from last year.

The ARC had nothing to report.

Keith noted that the landscape contract is still in work waiting for Sonny Steele.

Keith provided an update into his efforts on the sidewalk extension project. The Hold Harmless agreements are in work. So far, one homeowner has refused to sign. He is still working on getting 2 other main signatures. The work will take more than a month to perform.

We will wait to discuss additional street lamps until later in the year.

Keith noted that he is having a street sign built to DOT standards for evaluation. It will be reflective green and should be available to present to the board next month.

Barbara Cole presented and read a letter (attached) to the board. The letter also contained some attachments which are also attached. Barbara requested that someone review the subdivision for compliance with the Covenants and Restrictions on a regular basis and write letters to homeowners who are not in compliance. She emphasized that this is easier to do by letter than in person. She provided a sampling of infractions that she has recently noticed.

This also prompted discussions on the status of the Kannapel property at the corner of Saratoga and Sorrel Ridge. Tim will address this with the homeowner.

There is carpeting left on the side of a house on Calumet court. Keith will get the address and work with the health department to address this issue.

The board agreed to look into the issues that Barbara has noted and take action as required.

The meeting adjourned at 7:18 p.m.

j.r.o


January 14, 2016

As a homeowner in this subdivision I want to make a complaint and make sure the minute's reflect this. My complaint is this board is NOT enforcing the C&R.

I'm including a list of addresses and infractions that I've observed throughout the neighborhood. The first address and infraction belongs to Tim Bryant the present association president. This is a quote from the April 13, 2010 minutes by Tim Bryant the Vice President at that time.

"Tim addressed how members of the SOHOA must lead by example and uphold the covenants and bylaws of our association. The board must also work in harmony and get along. He also reminded board members that each would receive the same letters and reminders to comply with bylaws that every other homeowner receives. The board agreed to these statements and to including them in the minutes for the record."

Barbara Cole



682-5283

January 14, 2016

Infractions;

Hunting Meadows Drive:

5831 trash can, recycling bin & sign.

5840 trailer in driveway.

5851 trash can.

5855 trailer, stack of sod pallets 20ft. board against roof.

5856 sacks of bark in driveway.

5858 trash can.

5861 trash can.

Pinto Lane:

2603 desk chair, tool box, storage bins, trash.

2604 trash can.

Saratoga Drive:

5867 stack of sod pallets, large metal tool box & items.

Calumet Court:

Sign (intersection of H.M. and Calumet)

5836 trash can, lawnmower, other items.

5843 lumber, trailer, truck toolbox.

5844 trash can.

5849 two recycling bins.

5853 two stacks of old carpeting.

Palamino Trail:

2606 two trash cans.



**Silver Oaks Phase I Home Owner's Association
Board Meeting Minutes
April 13, 2010; 6:30 p.m. – Davidson Middle School**

Board Members Present:

Tim Bryant, Vice-President
Maria Del Duca, Treasurer, Grounds Chair
Michelle Taylor, Secretary
Keith Boudreau, Architecture Committee
Susan Cooper, Grounds Committee
Susie Nagy, Welcome Wagon
Lee Sterman, Architecture Chair, Grounds Committee

Board Members Absent:

Steve Taylor, President

Call to Order:

Meeting called to order by Tim Bryant at 6:45pm

Guest Speaker: Libby White, Phase II pool manager

The pool is open after many improvements. Pool passes are available for \$140 per Phase I household. The pass features a key card system this year instead of the old pass code system, which should provide better security for the pool and surroundings. Anyone wanting a pool pass may contact Libby White at _____, 398-6032, or 496-7106. Pool parties will no longer be allowed at the pool and she asked that when using the pool to please put chairs back where they were found and to clean up after oneself.

Secretary's Report:

- Minutes from the March meeting were presented by Susan Cooper who took minutes in Michelle's absence.
- Minutes were approved as presented.

Treasurer's Report:

- No treasury report was available for presentation per the accountant.
- Electronic banking was established in March. Everything went well with no glitches in that system.
- 20 homeowners have still not paid assessments for 2010. It was decided that Michelle would help Maria prepare letters to homeowners in arrears.
- Maria moved that assessments would be due by 5 May 2010, then after that date, late fees and liens applied. Keith made a motion to accept this. Motion seconded by Lee. The vote carried.

(See Reverse)

Old Business:

1. A 9th Board position is still open to be filled. **Issue open.**
2. The Board voted to send a certified letter to the Andersons at 2603 Pinto Lane from Lee formally requesting compliance with the ARC concerning the shed they erected on their property. Several personal visits have been made by members of the ARC in an effort to resolve this issue. **Issue open.**
3. Maria presented prices for a Phase I storage shed to be erected near the pool on Phase II property. Susie moved to have Steve formally request permission from Phase II to erect a shed. Maria made a motion to accept this. Keith, Lee, Tim, Susan, and Michelle voted against asking permission to erect the shed. **Motion denied. Issue closed.**
4. It was proposed by Susie that a Phase II homeowner will choose our Yard of the Month winners for May through October. Proposal passed unanimously. Tim has also volunteered to procure prizes for YOM winners. **Issue open.**

New Business:

1. Maria requested someone to chair the decoration committee. Michelle volunteered to chair the decoration committee. Keith motioned to accept Michelle as decoration committee chairperson. Tim seconded motion. **Issue closed.**
2. Maria will get pricing from K&R Cuts to re-work the landscaping at the front entrance to enhance its appearance. Susie volunteered to get another estimate for landscaping from a company she has worked with. Information will be presented at the May meeting. **Issue open.**
3. Susie volunteered to pick up mail and make deposits for SOHOA in Maria's absence over the summer months. **Issue closed.**
4. Maria will contact the Firewise people to come to the May meeting and give an informational talk. Board approved. **Issue closed.**
5. Keith requested that Steve include in the next letter to the homeowners that they turn on their street lamps and trim back greenery from sidewalks. He also wanted to have included in the letter a reminder to keep pets on leashes and pick up after them. Board approved. **Issue closed.**
6. Tim addressed how members of the SOHOA must lead by example and uphold the covenants and bylaws of our association. The board must also work in harmony and get along. He also reminded board members that each would receive the same letters and reminders to comply with bylaws that every other homeowner receives. The board agreed to these statements and to including them in the minutes for the record. Issue closed.
7. Tim moved to adjourn the board meeting. Susan motioned to adjourn. Keith seconded the motion. Meeting adjourned at 7:51 p.m.
8. The next regular Board meeting will be held on May 11, 2010.

Respectfully submitted by
Michelle Taylor, Secretary
Silver Oaks Phase I HOA

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March 22, 2004

OF COUNSEL
THOMAS REED
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email: mike@chesserbarr.com

David Shepherd
Silver Oaks Homeowner's Association
P.O. Box 1542
Crestview, FL 32539

Re: Enforcement of covenants: Silver Oaks Homeowner's Association

Dear David:

You have asked me four questions as follows:

1. Whether or not I would be available as an attorney for Silver Oaks, and if so at what fee.
2. Whether your architectural guidelines are enforceable.
3. Whether the maintenance and use restrictions in your covenants can be enforced, and how, and finally,
4. Whether a collection agency should be employed for those who fail to pay dues, or what the enforcement procedures might be.

Addressing those questions in the order presented above, I do represent homeowners, all over the county, and I generally do not require a retainer fee unless their work is such that it regularly conflicts with someone in this office and other work. I do not expect that here. No homeowners associations presently pay me a retainer fee. I work for \$200 per hour in such matters. Because I represent so many homeowner's associations, that generally works out to be a fair rate, and not generally overly costly for the association.

Your architectural standards are enforceable. You do not need written standards from the architectural committee, although I encourage them. When you adopt standards, they should not be too detailed. They should contain generalizations and you should follow them when you have them. You should always remember in enforcing covenants in your subdivision, that a court will ask whether you have been

(ALSO ADMITTED IN ALABAMA) 6/18/2005

(See reverse)
3/11/2007

March 22, 2004
Enforcement of covenants: Silver Oaks Homeowner's Association

arbitrary or unreasonable. Any reasonable interpretation is your right to make, though, when you interpret or decide to enforce your covenants, your decision must be consistent. You are never authorized to be arbitrary or discriminatory in your interpretations or enforcement procedures.

You may require owners to maintain their lots. If they do not, I would prepare a sequence of letters, as you suggested. After the third letter or after the second if you decide to send only two, I will initiate court action that requires a lot to be maintained. If there is a vacant lot, or other lot where no permission is necessary in order to enter, you could go ahead and do the maintenance work and bill the owner by imposing a lien. I prefer to have a court give you permission to go into any area whether there is any doubt about your right to enter.

Finally, as to the failure to pay dues, again two or three letters would be appropriate. I would not wait more than a month to send the first letter, and then a month for the second and third. Whatever procedure you decide to use, use it every time. Your only criticism will come at any time your use of a specific procedure depends upon the identity of the person involved.

Please let me know if you have any questions or whether there is any other way I can help you.

I include with this a contract of employment. We will require no retainer. If you sign it for the association I will keep it on file and we will of course keep your documents on file here for questions.

Sincerely yours,

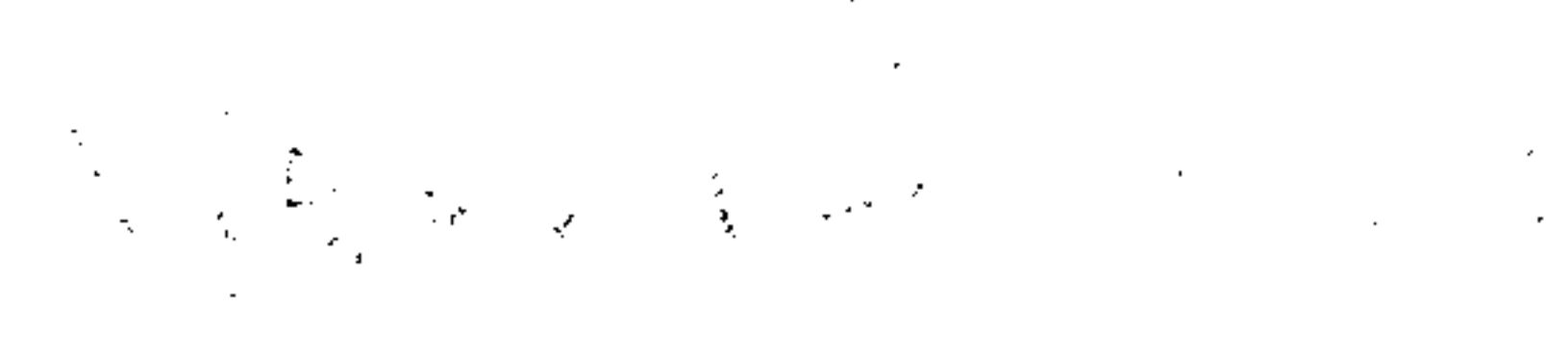


Mike Chesser

MC/km
Enclosure

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09/27/07

6/18/2005



3/11/2007