



Silver Oaks Owners' Association-Phase I
Board Meeting

May 10th, 2018

Location:

Crosspoint Church

In Attendance:

Keith Boudreau, President

Tara Steadman, Vice President

Connie O'Neill, Treasurer

Brooke Adam, Secretary

Mark Chancey, Architectural Committee Chair

Mike Ply, Architectural Committee Chair

Owners:

Barbara Cole

John Steadman

Minutes:

The meeting was called to order at 6:45 p.m. on May 10th.

The April meeting minutes were read and approved unanimously.

As of May 10th

\$20, 425.02 Operating Account

\$17, 117.63 Savings Account

Total=\$37, 502.65

The HOA paid \$9,200.00 as a down payment on the signs out of the Savings Account, the remainder will hopefully be paid out of the Operating Account. The HOA did receive Chelco dollars back, those were applied the HOA current bill.

\$142.40 was deducted from the Operating Account for the Ribbon Cutting ceremony for the park, this expense was previously approved by the Board.

The HOA has 3 outstanding homeowners' dues.

- foreclosure has been sold, the HOA bill was sent to the new homeowner for payment
- one vacant lot is in foreclosure
- another vacant lot is delinquent

* If dues are not paid, we will put liens on the property's and have the attorney look into foreclosure proceedings.

The Treasurer's report was approved unanimously.

Old Business:

- Street signs:
 - Keith thanks all homeowners for attending the ribbon cutting for the new park
 - The contract was signed for the street signs. The company was given a deadline of 30th June. The company asked for 30 days to retain the supplies. The county permits have been completed. Building materials should be here no later than the 30th of June.
 - The County explained that once the street signs are completed, they will reface the signs so they are in compliance with the county regulations. However, they will not replace posts.
 - All 13 signs and posts will be replaced.
 - There is a 3-year warranty on the material and posts.
- The new roofs being replaced throughout the neighborhood look nice.

New Business:

- Mailboxes:
 - Since the HOA is not able to acquire new mailboxes or parts from the company that manufactured the ones we have, there will have to be a change to them. This is the first round of discussions regarding the mailboxes.
 - Connie and Tara looked online at the Lowes website and found 3 posts that are more affordable than the mailboxes we currently have. One is metal two are plastic.
 - Options for colors are white or black, it was discussed that white does not hold up as long aesthetically as the black do, however, the Board did favor the black ones over the white.
 - Brick mailboxes were discussed and it was found they are not legal in Okaloosa County due to the breakaway law.
 - It was discussed that Phase II has three different types of mailboxes.
 - The Board agreed on posting the options on Facebook for a poll that homeowners can review and vote on.

- The information will include where you can purchase the mailboxes and how much mailboxes are.
 - After the poll is compiled, the matter will go back in front of the Board for review
 - The Board does not have the funds to replace every mailbox. This would only be a replacement through attrition, homeowners will not need to replace mailboxes with the new option unless they are broken.
 - The Board discussed having a replacement deadline that would require homeowners to replace their existing mailbox with the designated new mailbox post. The replacement deadline is yet to be decided and will be discussed in further detail at a later date.
- Newsletter
- It was discussed and agreed that the Phase I Newsletter would be created and available once every quarter.

Barbara Cole returned the receipts as previously requested by the Board.

Barbara wanted to know by whose authority the Board had in requesting that she pay a portion of the attorney's fees that were accrued due to the Arbitration lawsuit. Connie O'Neill had made a motion that the Board send Barbara a bill for a portion of the fees. Connie explained that the Board could not enforce Barbara to pay as the attorney was representing the HOA. However, the Board could ask, which was done at a previous meeting. The Board cannot lien the property if not paid.

Barbara wanted to know if a committee had been formed to address violations. The Board discussed creating a spreadsheet, and then address if there is need for a committee. This would create a check and balance for any issues that arise.

Barbara stated that she wanted recorded in the minutes that at the last meeting there were some comments made to her by a homeowner that were not appropriate and is noted.

The meeting was adjourned at approximately 7:40 PM.