



Silver Oaks Owners' Association-Phase I
Board Meeting

April 12th, 2018

Location:

Davidson Middle School

In Attendance:

Keith Boudreau, President
Tara Steadman, Vice President
Connie O'Neill, Treasurer
Brooke Adam, Secretary
Mark Chancey, Architectural Committee Chair
Carole Bishop

Owners:

Barbara Cole
Bob Webster

Minutes:

The meeting was called to order at 6:42 p.m. on April 12th.

The March meeting minutes were read and approved unanimously.

As of March 31st

\$20, 617.96 Operating Account

\$26, 117.63 Savings Account

Total=\$46,735.59

**\$1892.51 Outstanding

5 HOA dues have not been paid-2 foreclosures and 3 outstanding homeowners. The second notices have been sent; Connie stated the lien letters would be mailed on April 15th. One of the outstanding homeowners has contacted Connie to pay and indicated the payment would

be made April 12th. The only payment out of the ordinary during the month of April was \$61.25 for corporate information- the annual report filing.

The Treasurer's report was approved unanimously.

Old Business:

- The Board previously approved the purchase of 5 mailboxes during the March Monthly HOA meeting. When trying to purchase the mailboxes, Connie was told the company no longer sold them and was told to find a new company. The company did not return artwork however, Connie stated she was able to find the tree artwork on Google.
- Keith noted the park would be formally dedicated at 10:30 AM on April 14th.
- The yard sale is still scheduled as planned; should we get inclement weather the Board will call off the yard sale the morning of April 14th. An ad was placed with the local newspaper for the April 14th date however, the ad can be re-submitted if we are rained out.
- Keith provided the Board with a 2 bids from Extreme Concepts; the signs we currently have cannot be fixed and are a safety hazard in the community. The replacement bids came in at \$16,635.72 and \$17, 326.44. The company cannot match what we have now, the new concept that was agreed on, was the metal poles and acorns tops. They meet the Florida requirement for breakaway. The bid does not include the STOP signs and the backboards; the Board is trying to save money by reusing the old STOP signs. Extreme Concepts will take the STOP signs off the old poles and provide the brackets to mount them on the new pole. To complete the whole project with Extreme Concepts on the proposal agreed upon by the Board is \$17,326.44, which includes installation and removal of the old poles and signs. This bid was lower than any other company the Board had looked at in the past. Extreme Concepts is also local to the community and can be called on if we have any issues with the signs. The picture and proposal will be posted on the community Facebook page for review by homeowners.
- Carole had asked if the old signs could be used by Phase II. The old signs cannot be saved for Phase II; they are not the same height.
- It was discussed that two Board members should be present for the signing of the agreement with Extreme Concepts so all the details can be reviewed. It was appointed that Keith Boudreau, President, and Connie O'Neil, Treasurer, will sign and review the agreement/contract with Extreme Concepts.

- Extreme Concepts can order the supplies and it will take approximately 30-45 days to receive, the warranty will be one year.
- Keith also asked Extreme Concepts to place a bid for the mailboxes, the Board did receive one to discuss with a cost of \$245.50. No decision was made on the mailboxes, it was provided just as research/proposal since we will need a new company to order from. As a side note - the reason the mailbox cost is so high is due to the flyer holder at the bottom of the mailbox.

A motion was passed unanimously for the street sign expense and to start the project with Extreme Concepts.

A motion was passed unanimously to pay for the street signs out of the Silver Oaks HOA Savings Account, which will leave \$8,791.19 in the Savings Account.

New Business:

- Keith wanted everyone to be aware of Royal Roofing that currently has signs around the community. As a customer you will need to pay close attention to the contract and make sure you understand all the details before you sign. In the past, homeowners have used CQ Construction and Roofing and Terry Sowell Roofing.
- The floor was opened to the homeowners for five minutes to discuss any issues, comments, and/or concerns.

The meeting adjourned at approximately 7:55 PM