

SILVER OAKS OWNERS' ASSOCIATION, PHASE I
BOARD OF DIRECTORS MEETING
JANUARY 14, 2021
CROSSPOINT CHURCH
APPROVED

I. Call to order: George Nixon, President called the meeting to order 6:33 pm

II. Roll Call: Board members present: George Nixon, President; Mark Chancey, Vice President; Connie O'Neill, Treasurer; Cindy Ternay, Secretary; Cassie Segreti and Barbara Cole, Board Members. Bob Webster, homeowner. Board members not present: Tara Steadman and Terry Frame.

III. Reading and Approval of minutes: George Nixon read the minutes of the December 10, 2020 Board meeting. Mark Chancey made a motion to approve the minutes as presented, Connie O'Neill seconded. Motion passed.

IV. Committee Reports:

A. Financial Report: Connie O'Neill read the report. The vacant lot on Buckskin Ct. was purchased and the outstanding bushhog fee was paid. The vacant lot on Sorrel Ridge that had an ongoing lien was purchased and the lien has been satisfied. Barbara Cole made a motion to approve as presented. Mark Chancey seconded. Motion passed.

B. Architectural Committee:

Mark Chancey reported that he was contacted by the homeowners at 5853 Saratoga Dr. They will be undergoing some interior renovations and wanted to let the Board know that there will be a pod, a large trash receptacle, and a camper parked on the property until renovations are complete.

The tenant at 5845 Calumet Drive submitted a request to widen the driveway. The request has been denied to the tenant as the request needs to come from the homeowner. The ARC will revisit this issue if the homeowner submits a request. Cindy Ternay made a motion to accept, Connie O'Neill seconded. Motion passed.

V. Old Business:

A. Lawn services bid: should it be month to month, or an actual service? Possibly place ad in local newspaper to receive bids. Connie O'Neill, Cindy Ternay, Barbara Cole had previously volunteered to look into removing trees from front entrance, however, it has been decided to possibly wrap that up into the lawn services bids. Connie O'Neill made a motion to include trees, Cindy Ternay seconded. Motion passed.

B. Dealing with violations: (1) Send a letter to bring the homeowner's attention to the specific covenant(s) they are in violation of and giving a specified number of days to correct. If the violation persists; (2) send a second letter reminding the homeowner of the specific covenant(s)

they are in violation of and give another specified number of days to correct. If the violation still persists; (3) send a third letter, both regular and certified return receipt, informing the homeowner of the specific covenant(s) they are in violation of and give them another specified number of days, and if not corrected by that last date then the matter will be turned over to the HOA attorney and the cost of rectifying the situation will be the responsibility of the homeowner. Connie O'Neill motioned for permission to contact the attorney to ask if he would help with the ongoing violations. Barbara Cole seconded. Motion passed.

C. Waste management is requiring that yard waste be bundled and/or placed in a container or bag. Property owners must abide by these standards or remove the waste from view and dispose of it on their own.

VI. New Business:

A. Volunteer to look at mailboxes, however, it was discussed that it is not HOA area of responsibility, that it is strictly USPS area. There are a few updated mailboxes that do not totally match because the existing model has been discontinued and it has been suggested that a few properties need their mailboxes repaired or replaced. Further research in this area is required as to not cause everyone to upgrade their mailboxes to match the two new property mailboxes. Barbara Cole made a motion to contact the HOA attorney to clarify if the Board has the right to ask a homeowner to replace their mailbox station when it becomes unsightly. Cindy Ternay seconded. Vote was taken, 5-1. Motion passed.

B. Streetlight bulb at Pinto Ln and Saratoga Dr needs to be replaced. Bob Webster volunteered to record all streetlight numbers and locations for future reference. Bob will contact CHELCO to replace bulb.

VII. Open Forum:

A. The front entrance has a tree root that is interrupting travel to leave. This will be brought up to the new lawn service and then Okaloosa County will be notified to possibly repair road. Further work will be required on the front concrete and that will be done after the root has been removed.

VIII. Next Board Meeting: February 11, 2021 Cross Point Church 6:30 pm.

IX. Adjournment: Barbara Cole made a motion to adjourn the meeting at 7:36 pm. Cindy Ternay seconded the motion. Motion passed.

Minutes Approved
