

SILVER OAKS HOMEOWNERS' ASSOCIATION, PHASE I

BOARD OF DIRECTORS MEETING

April 14th, 2022

CROSSPOINT CHURCH, 6268 Old Bethel Road, Crestview, Florida

Approved Minutes

I. Call to order: Cassie Segreti, Vice President called the meeting to order at 6:32 pm.

II. Roll Call: Board members present: Cassie Segreti, Vice President; Connie O'Neill, Treasurer; Ann Drakes, Secretary; Barbara Cole, Violation committee, Terry Frame; board member.

Homeowners present:

Marian Curtis

Minyonna & Jamal Mayo

Mark Chancey

Jackie Malichuk

Guest Speaker: Deputy K. Staley OCSO

III. Approval of minutes for the March 2022 Board Meeting: Connie made a motion to approve the minutes of the March 2022 meeting. Barbara seconded the motion. Motion passed.

IV. Committee Reports:

A. Financial Report: Connie stated the financials as follows: The HOA has approximately \$23,345.28 in the checking account and approximately \$10,021.66 in the savings account.

- 4 properties are still outstanding on their dues with 2 of these being liens.

Storage shed charge will be going up to \$79.00 plus tax per month, previous charge was \$73.90.

There was money spent on new sensor & bulbs to improve lighting by front entrance.

Barbara made a motion to approve the Financial Report as presented. Ann seconded the motion. Motion passed.

B. Architectural Committee: Cassie Segreti stated the following request and projects as follows:

- 5855 Calumet to complete fence to conceal shed
- Saratoga fence to conceal shed
- 5853 Saratoga adding to fence in driveway to conceal trailer

C. Violation & Compliance Committee:

Letters to be sent to all homeowners detailing new process for violations.

Violation committee will send a letter to homeowner regarding a violation. This letter allows for 14 days for the violation to be corrected and gives homeowner three choices:

1. Correct violation within 14 days
2. Contact a board member to inform the board as to what action is going to be taken and a completion date.
3. Homeowner who feels they are not in violation can request to meet with the compliance committee to dispute the violation.
 - a. Compliance committee is comprised of four members who have no direct affiliation or association with the HOA board. This committee will decide if there is a true violation.
4. If homeowner chooses not to do any of the three options above a fine of \$15 per day will accrue beginning on the 15th day after receiving letter. Not to exceed \$100.00 per day per violation; and a total of \$1000.00 per violation in total. Unpaid fines may result in suspension of rights and use of common areas and facilities, or lien against the property.

V. Old Business:

A. Trailers on lots need to be clarified on what process to take on correcting this issue. Need to clarify and enforce our CC&R. There is no written "72 hour rule" to allow for these trailers to be on property.

B. Plan to work with lawyer to help with CC&R. Or can board clarify and rerecord CC&R without a lawyers help. Current CC&R will expire in 2028. Which will be 30 years.

C. Mailboxes that are not in good condition, will be addressed with individual homeowners via letter from violation committee.

D. There was an incident with an aggressive dog attacking and killing another dog.

- The homeowners of the aggressive dog on Sorrel Ridge were sent letters and discussed about in the March HOA board meeting.
- Previous reports had been filed with PAWS and the Sherriff's office, but nothing was done prior to this incident.
- The dog has since been removed from the house and neighborhood.
- Homeowner of dog attack responsible for additional consequence, if victim homeowner chooses to take legal action against them.
- To cover board liability of this incident per our insurance policy, it has been advised to open a claim and talk to an insurance agent so this incident is documented and what appropriate action, if any needs to be taken on board's behalf.

VI. New Business:

A. George Nixon president of board, resigned prior to this meeting. Written resignation was received by HOA board. Cassie Segreti vice president, stepped up to president role. Vice president role is open as of this time. No current members or homeowners have volunteered to take on this role.

B. Current members of the board will be creating new email addresses to make it easier for homeowners to contact and to streamline process if changes are made with HOA members. Emails will be as follows:

- a. PresidentSilverOaksFL@gmail.com
- b. VicePresidentSilverOaksFL@gmail.com
- c. SecretarySilverOaksFL@gmail.com
- d. TreasurerSilverOaks@gmail.com
- e. ComplianceCommitteeSilverOaks@gmail.com

C. There was discussion of creating a notice board in neighborhood, where information can be posted, but there is no current place to put it that will get information to all homeowners or get their attention. Have discussed creating new HOA page with social media or more frequent newsletters. Will continue to discuss and see what the best source is at next HOA meeting.

D. Noise complaint about barking dogs at night. It has been suggested to file a noise complaint with local officials. Will have to check current CC&R to see if there is a way to help correct this situation.

VII. Open Forum:

- A. Suggestion of maintaining a list of dogs and who their homeowners are to help with dogs who are out and found in neighborhood to be returned.
- B. Homeowner asked if there are any kid friendly events planned with the upcoming school closure for summer break.
 - a. Discussion of blocking streets and having a neighborhood block type of party to get out and meet your neighbors with activities for kids. Will discuss at next HOA meeting to plan.
- C. What to do if lights are out on the big poles in neighborhood?
 - a. Checlo replaces those bulbs. Need to call Chelco and reference the number listed on the pole and they will fix.
- D. No parking at park was brought up again. The HOA board is aware, but a resolution at this time cannot be made. Only street parking is available.
- E. **Guest Speaker** Deputy K.Staley with the OCSO is going to be our committee resource deputy.
 - a. He brought up safety issues in regard to locking up cars that are left in driveways and streets. Bring valuables inside, take out any firearms. Most occurrences of theft are due to cars being left unlocked.
 - b. If you see something suspicious bring it up, it doesn't hurt to say something to make officers and neighbors aware of what's going on.
 - c. Contact the non-emergency number at 850-651-7400 to report.
 - d. Having cameras and alarm systems on property are also good to deter thefts and to be able to track down perpetrators if something does occur.
 - e. He will be back during the June HOA meeting to touch base and address concerns again at that time.

VIII. Next Board Meeting: Thursday, May 12th, 2022 Cross Point Church at 6:30 pm.

IX. Adjournment: Connie made a motion to adjourn the meeting at 7:51 pm. Barbara seconded the motion. Motion passed.