

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, Inc.
Meeting Minutes– December 12th, 2023
7PM Clubhouse

Board Members Present:

President – Denise McCorkhill

Vice President-

Treasurer- Beth Stiles

Recording Secretary- Shea Regian

Corresponding Secretary- Cheryl Brown

Residents Present:

- Debrah Jennings
- Carmen Alexe
- Dale Nash
- Phyllis Graham

Call to Order / Welcome- 7:00PM

Approval of Minutes

- Motion to approve.... Phyllis Graham
- Second Motion.....Beth Stiles
- Passed.... Unanimously

SPHA Officer Reports

- **President**
 - ❖ **Resident interactions:**
 - November 464
 - 315 emails
 - 55 in person
 - 68 phone calls
 - 1 gate phone
 - 11 USPS
 - 14 Facebook
 - December 117
 - 83 emails
 - 10 in person
 - 25 phone calls
 - 1 gate phone
 - 11 USPS
 - 1 Facebook
 - Year to date 5,973
 - 4,223 emails
 - 426 in person
 - 800 phone calls
 - 2 gate phone
 - 481 USPS
 - 41 Facebook

❖ **Gym Interactions**

- November
 - 248
- December
 - 96

❖ **Tennis Court Interactions**

- November
 - 59
- December
 - 18

❖ **Clubhouse Interactions**

- November
 - 2
 - Resident
 - Resident
- December
 - 4
 - Resident
 - Resident
 - Resident
 - Resident

❖ **Security**

- Will add new cameras to see on the other side of the parking lot and the blind spot by the storage room.
- Will add the new camera to view the gym/tennis court entry, the blind spot by the storage room and a camera to view the other side of the parking lot.
 - This will be completed by the end of the year.

❖ **Message board**

- We have recovered sign and legal fees.

❖ **Clubhouse**

- Tidal Elevator Co came out on 12-6 to replace the key switch part for the wheelchair lift.
- Ordered paper towels, toilet paper, soap, air freshener, and Swiffer pads.

❖ **Gym/Tennis Court**

- A new entry system has been installed for the gym.
- Tennis court entry was rewired.
- Ordered new weight clips.
- Please bring towel to use for Sauna.
- Please close tennis court gate firmly.

❖ **Front Entrance**

- The entrance sign and gate house were pressure washed.
- The neighborhood front entrance sign has been repainted.

❖ **Cypress/Palmetto Ditch Work**

- The second phase started on October 1st, 2023, and was targeted to last until October 28, 2023.
- As of December, this is targeted to be completed by the end of the year.

❖ **Maintenance:**

- Emptied trash at clubhouse.
 - Working with contractor concerning drainage work at Silverwood entrance.
 - Blew leaves from parking lot, tennis court, basketball court, and clubhouse parking lot.
 - Spread mulch in common areas.
 - Cut down and removed dead trees in common areas.
 - Removing underbrush in common area by back pond.
 - Repaired broken fence on Chimney Rd.
 - Replaced plastic inserts on light pole for a resident.
 - Sprayed for weeds at entrance to Silverwood.
- **Projects in progress:**
- Drainage repair at entrance to Silverwood.
 - Drainage maintenance on ditch between Palmetto Dr and Cypress Dr.
 - Spraying weeds and pulling weeds at Silverwood entrance and around pond on Cypress.
 - Cutting down low hanging limbs, removing unwanted brush, and removing unwanted trees in common area by the back lake.
- **Outstanding items:**
- Have Yates Astro come out and spray for ants again.

❖ **Reviewing Contracts:**

- All contracts are up to date.
- In the process with getting a HVAC contract with Warnock's Conditioned Air LLC
- Renewed contract with A1 Lawn Care Services.

❖ **Covenant Compliances**

- We have 69 covenant compliances open.
 - ✓ **58 in progress.**
 - ✓ **9 on hold.**
 - ✓ **2 need verification.**
 - ✓ **213 have been closed.**
 - 17 closed in January.
 - 27 closed in February.
 - 21 closed in March.
 - 16 closed in April.
 - 7 closed in May.
 - 28 closed in June.
 - 65 closed in July.
 - 10 closed in September.
 - 3 closed in October.
 - 5 closed in November.
 - 11 has been closed so far for December.

- **Vice-President**

- N/A

- **Treasurer Report**

- Waiting for November's Financial Statement
- Motion to approve.... Carmen Alexe
- Second Motion.....Cheryl Brown
- Passed.... Unanimously

- **Recording Secretary**

- N/A

- **Corresponding Secretary**

- **Social Committee**

- Santa came on December 2nd.
 - We gave out 90 goody bags!
- 2nd Annual Cookie Exchange was held on December 5th.
- Bunco will be held on December 14th.
- Secret Santa will be held on December 14th after Bunco.
- Wine night will be on December 26th.

- **Upcoming Activities:**

- Bunco/Secret Santa 12-14-23 at 7pm
- Road and Drainage meeting 12-19-23 at 7pm
- Wine night 12-26-23 at 7pm

❖ **Old Business**

- Covenants
- Request for committee help.
- Waiting for the plan from the Sheriff Dept.
- Working on getting quotes for Basketball Court repair

❖ **New Business**

- Flower Boxes
 - What do we want to do to them?
- Step for Clubhouse front door.
- HOA payment booklets.
 - Do away with the booklets in 2025 to save money and just send an email out to residents and USPS to the ones who prefer that, at the end of the year.
- Yard of the Month Flag.
 - Do we want to start doing this every month?
- Comcast internet speed
- Speed sign

Adjourn 8:00 PM

1. Motion to approve.... Dale Nash
2. Second Motion..... Shea Regian
3. Passed.... Unanimously