

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, Inc.
Meeting Minutes– May 16th, 2024
7PM Clubhouse

Board Members Present:

President – Denise McCorkhill

Vice President-

Treasurer- Beth Stiles

Recording Secretary-

Corresponding Secretary- Shea Regian

Residents Present:

- Paul McMillan
- Bonnie McMillan

Call to Order / Welcome- 7:00PM

Approval of Minutes- Waive reading for March, no meeting in April.

- Motion to approve.... Paul McMillan
- Second Motion.....Shea Regian
- Passed.... Unanimously

SPHA Officer Reports

- **President**

- ❖ **Resident interactions:**

- March 528
 - 410 emails
 - 32 in person
 - 35 phone calls
 - 7 gate phone
 - 5 Facebook
 - 39 USPS
- April 514
 - 400 emails
 - 35 in person
 - 48 phone calls
 - 4 gate phone
 - 9 Facebook
 - 18 USPS
- May 295
 - 222 emails
 - 21 in person
 - 18 phone calls
 - 4 gate phone
 - 8 Facebook
 - 22 USPS

- Year To Date 2,353
 - 1,824 emails
 - 163 in person
 - 207 phone calls
 - 30 gate phone
 - 45 Facebook
 - 84 USPS
- ❖ **Gym Interactions**
 - March
 - 224
 - April
 - 163
 - May
 - 90
- ❖ **Tennis Court Interactions**
 - March
 - 49
 - April
 - 40
 - May
 - 8
- ❖ **Clubhouse Interactions**
 - March
 - 6
 - April
 - 6
 - May
 - 4
- ❖ **Security**
 - Cane Bay has installed a new camera in the foyer of the Clubhouse and for the other side of the parking lot.
 - In the process of getting a camera installed in the foyer of the gym and a new camera installed for the Cardio room.
 - An emergency vehicle radio frequency will be installed by Cane Bay Security Solutions.
 - This will allow emergency vehicles to get into the gate just by radio frequencies.
- ❖ **Clubhouse**
 - 5-7 A water pipe broke at the Clubhouse. The water was shut off and the pipe was repaired.
 - Repaired multiple water leaks on clubhouse irrigation lines.
- ❖ **Gym/Tennis Court/Basketball Court**
 - Michalak removed several trees from the basketball court area.
 - Repaired damage concrete on basketball court.
 - Basketball goal was installed.
 - Tennis court lock is currently not working.
 - CaneBay has been notified.

❖ **Front Entrance**

- 4-26 Edwards Interiors Graphics installed the new Silverwood Plantation sign on both sides.
- As of May, the drainage repair on the catch basin at Silverwood entrance has been completed.

❖ **Cypress/Palmetto Ditch Work**

- The second phase started on October 1st, 2023.
- As of March, this project is still in progress due to the weather.
 - Cypress is almost finished.
- Communicating to homes 116-130 even on Cypress about ditch work behind their houses.
- Communicating to homes 109-113 odd on Lake Tomacheechee swale repair in front of their homes.

❖ **Covenant Compliances**

- We have 81 covenant compliances open.
 - ✓ **72 in progress.**
 - ✓ **8 on hold.**
 - ✓ **1 need verification/recheck.**
 - ✓ **209 has been closed for 2023.**
 - 17 closed in January.
 - 27 closed in February.
 - 21 closed in March.
 - 16 closed in April.
 - 6 closed in May.
 - 28 closed in June.
 - 65 closed in July.
 - 10 closed in September.
 - 3 closed in October.
 - 5 closed in November.
 - 11 closed December.
 - ✓ **67 have been closed for 2024.**
 - 2 closed in February.
 - 4 closed in March
 - 61 closed in May.

❖ **Maintenance:**

- Emptied trash at clubhouse.
- Working with contractor concerning ditch repair between Palmetto and Cypress.
- Working with contractor concerning catch basin repair at Silverwood entrance.
- Cleaned white fences on Chimney Rd, around the Clubhouse and around the lakes with bleach to remove mold.
- Removed large amounts of unwanted bushes and trees between clubhouse and basketball court.
- Cleaned guard shack exterior.
- Sprayed for weeds on common grounds.
- Repaired rotten fence and gate surrounding clubhouse HVAC system.
- Put out pine straw around the clubhouse.
- Cleaned cobwebs and nests around exterior of clubhouse.
- Transported and installed rip rap at main lake spillway.
- Sprayed bleach on gazebo to kill mildew and cleaned all painted surfaces.
- Weed control and maintenance at the front entrance of Silverwood.
- Planted seasonal flowers at the front entrance of Silverwood.

- **Projects in progress:**
 - Drainage maintenance on ditch between Palmetto Dr and Cypress Dr.
 - Swale repair on Tomacheechee Drive and ditch repair on Cypress Drive.

- **Outstanding items:**
 - Basketball Court repair.
 - Ditch repair behind Cypress Dr and swale repair on Tomacheechee.

Upcoming Activities:

May:

- BUNCO 5-9-24 at 7:00PM
- Social Committee Meeting 5-14-24 at 7:00PM
- HOA Meeting- 5-16-24 at 7:00PM
- Road and Drainage Meeting 5-21-24 at 7:00PM
- Wine Night 5-28-24 at 7:00PM

June:

- Social Committee Meeting 6-11-24 at 7:00PM
- BUNCO 6-13-24 at 7:00PM
- Road and Drainage Meeting 6-18-24 at 7:00PM
- HOA Meeting- 6-20-24 at 7:00PM
- Wine Night 6-25-24 at 7:00PM
- Craft Night- Pottery Dip 6-7-24 at 7:00PM
- Craft Night- 4th of July Wreaths 6-28-24 at 7:00PM

Reviewing Contracts:

- All contracts are up to date.

- **Vice-President**

- N/A

- **Treasurer Report**

- Reviewed financials.
- We are currently in line with the budget for two months.
- Currently ahead on receivables but that is expected as some pay a year ahead.

- ✓ Motion to approve.... Bonnie McMillan
- ✓ Second Motion.....Shea Regian
- ✓ Passed.... Unanimously

- **Recording Secretary**

- Need committee members for The Yard of the Month.
- Need June's winner for The Yard of the Month.
- License plates are available for purchase in the office.
 - **Social Committee**
 - Spring Yard Sale- May 18th.
 - Pickleball Tournament- TBD
 - Pottery Dip Craft Night on June 7th- \$5 to reserve spot.
 - 4th of July Wreaths Craft Night- June 28th- \$5 to reserve spot

- **Corresponding Secretary**

- Working on Clubhouse flower boxes.

❖ **Old Business**

- Covenants will be enforced, and fines will be initiated.
 - Signs for school in the yard will start being fined in July.
- Always need volunteers for committees.
- Basketball court repair.
 - Trees have been removed around the court.
 - Slight damage has been repaired.
- Clubhouse flowerpots.
 - In progress.

❖ **New Business**

- Decal process is ongoing.
 - See attached deck.
- Nomination of Bonnie McMillan as Vice President.
 - Voted in.
- The maintenance guy has supplemented yardwork contract to reduce cost.
- Silverwood Nature Trail
 - Estimated \$600.
 - ✓ Approved.
- Clubhouse fence extend.
 - Estimated \$1,000.
 - ✓ Approved

- ✓ Motion to approve.... Beth Stiles
- ✓ Second Motion.....Shea Regian
- ✓ Passed.... Unanimously

Meeting **adjourn 7:49PM**