

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, Inc.
Meeting Minutes– September 19th, 2024
7PM Clubhouse

Board Members Present:

President – Denise McCorkhill

Vice President- Bonnie McMillan

Treasurer-

Recording Secretary- Cheryl Brown

Corresponding Secretary- Shea Regian

Residents Present:

- Allen Howe
- Kristen Drittler
- Keith Drittler
- Amy McCormack
- Dan McCormack
- Don Hagan
- Nancy Hagan
- Deborah Jennings
- Prakash Patel
- Josie Josi
- Lynn Kaye
- Lisa Mariani
- Jill Tornay
- Paul Tornay
- Irene Herman
- Lee Huggins
- Bob Player
- Dale Nash
- Dana Hill
- Phyllis Graham
- Richard Rosencrans

Call to Order / Welcome- 7:00PM

- Phil Keiffer explained traffic plan. There will be no changes made to HWY 21 in front of Silverwood.

Approval of Minutes-

- Motion to approve.... Bonnie McMillan
- Second Motion.....Cheryl Brown
- Passed.... Unanimously

SPHA Officer Reports

- **President**

- ❖ **Resident interactions:**

- August 441
 - 341 emails
 - 26 in person
 - 50 phone calls
 - 7 gate phone
 - 13 Facebook
 - 4 USPS
- September 216
 - 178 emails
 - 5 in person
 - 25 phone calls
 - gate phone
 - 2 Facebook
 - 8 USPS
- Year To Date 3,628
 - 2,762 emails
 - 248 in person
 - 334 phone calls
 - 48 gate phone
 - 74 Facebook
 - 158 USPS

- ❖ **Gym Interactions**

- August
 - 55
- September
 - 9

- ❖ **Tennis Court Interactions**

- August
 - 16
- September
 - 9

- ❖ **Clubhouse Interactions**

- August
 - 5
- September
 - 1

- ❖ **Gym/Tennis Court/Basketball Court**

- New floors for the gym have been installed.
- Two new weight benches have been added to the gym as well as a Preacher Curl Station.
- Tennis Court is in need of resurfacing.
 - It is \$23,800.00 to resurface.
 - It is \$1,300.00 to just fill in the cracks.
 - It is recommended to go ahead and resurface.

❖ **Cypress/Palmetto Ditch Work**

- The second phase started on October 1st, 2023.
- As of May, this project is still in progress due to the weather.
 - Cypress will be completed by the end of September.
- The swale work on Lake Tomacheechee has been completed.

❖ **Road Patch Work**

- **Platinum Paving and Concrete will begin work on September 23rd.**
 - 4,106 square feet of patch area.
 - This work will be in the areas where tree roots are impacting the roads.
 - Crack-seal up to 45,322 linear feet of transverse and lateral asphalt pavement cracking.
 - This work will help preserve the quality of our roads.
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❖ **Clubhouse Roof**

- Victory Roofing will be replacing the roof on Wednesday September 25th.

❖ **Maintenance:**

- Emptied trash at clubhouse.
- Fitness center re-flooring project.
- Conducted controlled burn of limbs and vegetative debris.
- Cut down six dead trees in common areas.
- Removed weeds and tree limbs in flower bed at Silverwood exit and entrance.
- Met with contractor concerning upcoming road repair work.
- Sprayed for weeds in common area by back lake.
- Installed newly purchased exercise equipment in fitness center.
- Removed broken exercise equipment from fitness center.
- Painted railings at clubhouse.
- Met with homeowner concerning drainage problem on Silverlake. Measured grade and slope of land to determine if proper drop in elevation exists.
- Painted gazebo.
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- **Projects in progress:**
 - Drainage maintenance on ditch between Palmetto Dr and Cypress Dr.
 - Swale repair on Tomacheechee Drive and ditch repair on Cypress Drive.
 - Construction of Silverwood's Nature Trail
- **Outstanding items:**
 - Basketball Court renovations.

Reviewing Contracts:

- All contracts are up to date.

Vice-President

❖ **Covenant Compliances**

- We have 60 covenant compliances open.
 - ✓ **47 in progress.**
 - ✓ **10 need verification/recheck.**
 - ✓ **3 notices from Residents**
 - ✓ **126 have been closed for 2024.**
 - 2 closed in February.
 - 4 closed in March
 - 65 closed in May.
 - 40 closed in June.
 - 15 closed in July
 - 18 closed in August.

• 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.
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- ✓ Motion to approve.... Phyllis Graham
 - ✓ Second Motion.....Shea Regian
 - ✓ Passed.... Unanimously

Recording Secretary

❖ **Social Committee**

- Forever Blooms Craft Night will be Wednesday September 25th at 7:00PM. \$10 per person.

Upcoming Activities:

September:

- BUNCO 9-12-24 at 7:00PM
- Road and Drainage Meeting 9-17-24 at 7:00PM
- HOA Meeting- 9-19-24 at 7:00PM
- Wine Night 9-24-24 at 7:00PM

October:

- BUNCO 10-10-24 at 7:00PM
- Fall Yard Sale 10-12-24 @ 7:00AM-Noon
- Road and Drainage Meeting 10-15-24 at 7:00PM
- HOA Meeting- 10-17-24 at 7:00PM
- Wine Night 10-22-24 at 7:00PM

Corresponding Secretary

❖ **Old Business**

- Covenants- Compliance cards
- Request for committee help.
- Drainage work progress.
 - Ditch on Chimney/Cypress.
 - Swale work on Lake Tomacheechee.
- Roof replacement- Wednesday, September 25th.
- Yard debris options
 - New Committee
- Mailboxes
 - Denise did a presentation of mailbox changes.

❖ **New Business**

- Gym refresh
- Pickleball tournament- October 12th
- Create committee to investigate gate entrance
 - Gate entry proposal was discussed over by Denise.
 - Email office if you want to join committee

- ✓ Motion to approve.... Richard Rosencrans
- ✓ Second Motion.....Cheryl Brown
- ✓ Passed.... Unanimously

Meeting adjourn 8:30 PM