

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, Inc.  
Meeting Minutes– February 20<sup>th</sup>, 2025  
7PM Clubhouse

**Board Members Present:**

**President** – Denise McCorkhill  
**Vice President-** Bonnie McMillan  
**Treasurer-** Beth Stiles  
**Recording Secretary-** Cheryl Brown  
**Corresponding Secretary-** Shea Regian

**Residents Present:**

- Phyllis Graham
- Wendy Herndon

**Call to Order / Welcome- 7:05PM**

Approval of Minutes-

- Motion to approve.... Phyllis Graham
- Second Motion..... Cheryl Brown
- Passed.... Unanimously

**SPHA Officer Reports**

- **President**
  - ❖ **Resident interactions:**
    - January 379
      - 318 emails
      - 28 in person
      - 28 phone calls
      - 10 gate phone
      - 6 Facebook
    - February 269
      - 198 emails
      - 7 in person
      - 42 phone calls
      - 5 gate phone
      - 7 Facebook
      - 12 USPS
    - Year To Date 648
      - 516 emails
      - 35 in person
      - 70 phone calls
      - 5 gate phone
      - 13 Facebook
      - 12 USPS

❖ **Gym Interactions**

- January
  - 66
- February
  - 198

❖ **Tennis Court Interactions**

- January
  - 5
- February
  - 54

❖ **Clubhouse Interactions**

- January
  - 3
- February
  - 3

❖ **Gate**

- Proceeding with the quote for \$2,900 for a solution to put the slide gates on the linear platform. This will allow for remote open /close scheduling, and remote lock, unlock, and grant access.
- The entrance side gate arm has been hit, and work order has been put in. Will be fixed on 2-21.

❖ **Irrigation System at front**

- Coastal Lawn Management repaired irrigation leak in January.

❖ **Clubhouse**

- Light post at Clubhouse has been fixed to come on at night. The sensor was bad.

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

- Tennis Court will be resurfaced in 2025.
- Water fountain in gym has been fixed.

❖ **Common Grounds**

- Currently working with All American Stump Grinding to get all trees cut up and removed from Hurricane Helene.

❖ **Lakes**

- Cypress fountain has been rebuilt and is currently up and running again.
- New geese away has been installed in Silver Lake

❖ **Road and Drainage**

- Three main issues: minimal erosion on the causeway, hurricane damage behind the clubhouse, and erosion around concrete spillways on Tomacheechee and Cypress.
  - Repairs include placing fabric and rock on the causeway, removing trees and logs behind the clubhouse, and fixing spillways with additional concrete slabs and rebar.
- Working on the transverse ditching phase, starting with Cypress, followed by Palmetto, and finally moving on to Lake Tomacheechee

**Reviewing Contracts:**

❖ **Lawn Care**

- Unable to renew contract with A1 Lawn Care for 2025.
- Received estimate from Coastal Lawn Management for \$24k for the year 2025.

❖ **AC Maintenance**

- Renewing contract with Warnock's Conditioned Air.

❖ **Insurance**

- Renewed contract Sterling Seacrest Insurance

**Vice-President**

❖ **Covenant Compliances**

- Talked about compliance process
  - Will start fining after 3 notices (certified letters)
    - We have 63 covenant compliances open.
      - ✓ **44 in progress.**
      - ✓ **11 need verification/recheck.**
      - ✓ **3 notices from Residents**
      - ✓ **159 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
        - 19 closed in August.
        - 4 closed in October.
        - 11 closed in December.
        - 4 closed in October.

❖ **Mailbox Committee**

- Working on implementation plan.
- Will update next month

• **Treasurer Report**

- Reviewed financials.
- We are currently in line with the budget for the first of the year.
- Investigating interest rates on long-term accounts.

- ✓ Motion to approve.... Wendy Herndon
- ✓ Second Motion.....Shea Regian
- ✓ Passed.... Unanimously

## **Recording Secretary**

### ❖ **Social Committee**

#### ○ 2025 Upcoming Activities

- April 12<sup>th</sup>- Easter Egg Hunt
- May 3<sup>rd</sup> - Kentucky Derby Party
- May 10<sup>th</sup>- Spring Yard Sale
- June 7<sup>th</sup>- Ice Cream Truck
- July 15<sup>th</sup> – Christmas in July Wine Night
- August 15<sup>th</sup>- Bingo
- September 19<sup>th</sup>- Poker
- October 11<sup>th</sup>- Fall Yard Sale
- October 25<sup>th</sup>- Halloween Costume Party
- November 8<sup>th</sup>- Craft Fair
- December 9<sup>th</sup>- Secret Santa/Cookie Exchange

### ❖ **Upcoming Activities:**

#### March:

- Social Committee Meeting- 3-11-25 @ 7:00PM
- Bunco- 3-13-25 @ 7:00PM
- Road and Drainage Meeting 3-18-25 @ 7:00PM
- HOA Meeting- 3-20-25 @ 7:00PM
- Chili Cook-Off 3-29-2025 @ 5:00PM

#### April:

- Annual Easter Egg Hunt- 4-12-25 @ 10:00PM
- Social Committee Meeting- 4-8-25 @ 7:00PM
- Bunco- 4-10-25 @ 7:00PM
- Road and Drainage Meeting 4-15-25 @ 7:00PM
- HOA Meeting- 4-17-25 @ 7:00PM

## **Corresponding Secretary**

❖ **Old Business**

- Covenants- Compliance cards
- Request for committee help.
- Card/Decal verification

❖ **New Business**

- Transverse ditching phase

- ✓ Motion to approve.... Phyllis Graham
- ✓ Second Motion.....Bonnie McMillan
- ✓ Passed.... Unanimously

**Meeting adjourn 7:46 PM**