

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, Inc.
Meeting Agenda – January 17th 7PM 2019
Clubhouse

1. Call to Order / Welcome
2. Approval of Minutes.
3. SPHA Officer Reports
 - President
 - Treasurer
 - Vice-President
 - Recording Secretary
 - Corresponding Secretary
4. Old Business
 -
5. New Business
 - Robert Wellman 130 Cypress drainage problems
6. Adjourn

GUIDELINES FOR SPHA BOARD MEETING PRESENTATIONS

1. Agenda discussion items should always remain clear, concise, and solution oriented.
2. Mutual respect between members of the volunteer SPHA Board and all homeowners is very important.
3. Lengthy problem analysis is best accomplished at committee work sessions. Agenda items at board meetings are designed to briefly introduce major topics for the community.
4. Committee membership is open to all SPHA homeowners. Please sign up for any committee in which you have interest.
5. Following the meeting, homeowners desiring more time to address concerns are encouraged to stay and speak with board members. With more information we can all make better decisions for our community.



41 Silver Lake Dr.
Rincon GA 31326

Silverwood Plantation Homeowner's Association, Inc.

Status Update on Community Projects

January 21, 2019

Silverwood Residents:

Several homeowners mentioned that a monthly report outlining SPHA Board activities would be helpful. The following report is intended to highlight current and future projects. If you have any ideas or project suggestions, please email us at silverwoodplantation@outlook.com. As funding allows, we will try to accomplish as many projects as possible. Many of these projects are developed by various committees. Please consider joining a committee and supporting our community.

I. Completed Projects

1. Remove dead branches from common areas (Jan 2019)
2. Blow leaves from tennis court and basketball court (Jan 2019 - weekly)
3. Repaired, cleaned, and painted selected portions of SPHA white fences (Jan 2019)
4. Installed keyless entry at front guardhouse (Jan 2019)
5. Repaired damaged basketball goal post (Jan 2019)
6. Repaired 4 custom made foam backed signs at front entrance (Jan 2019)
7. Painted exposed wood on 4X4's at front entrance (Jan 2019)
8. Placed reflectors on 4X4's at front entrance (Jan 2019)
9. Placed decorative caps on 4X4's at front entrance (Jan 2019)
10. Temporary fix to clubhouse dehumidifier (Jan 2019)
11. Repaired water leak at front gate (Jan 2019)
12. Cleaned overflow pipes on dams (Jan 2019)
13. Christmas Decorations – placed at clubhouse, back gate, and front entrance (Nov 2018)
14. Christmas Decorations – removed decorations and stored in clubhouse (Jan 2019)



41 Silver Lake Dr.
Rincon GA 31326

II. In-Progress/Future Projects

1. Clubhouse ceiling mold – contractor secured, awaiting clean-up
2. Guardhouse windows damaged – getting quotes for replacement
3. Removing old / unnecessary items from clubhouse storage room – in progress
4. White Fences – Continue to clean and paint fences (Spring 2019)
5. Reserve Study – reviewing 3 proposals, selection of contractor estimated by Feb 2019
6. Playground Upgrades – Project completion estimated Jun 2019
7. Road Repair – Awaiting committee meeting and presentation to Board
8. Drainage – Awaiting committee meeting and presentation to Board
9. Clubhouse Foundation Repair – Contractor selected to repair foundation (awaiting completion of work)
10. Clubhouse Drainage – Seeking bids /contractors to correct drainage issues at clubhouse
11. Basketball Goal – Repair/replace goal
12. Playground Pavilion Lights / Fan – Repair

Meeting Minutes for Jan 2019 HOA Meeting

Pat welcomes everyone to the first meeting of 2019.

The minutes from the annual meeting from 2018 were not completed so they were not reviewed. They will be available in the future for review.

Pat spent some time to give a lot of credit to past HOA President Marty H. for all the work he did the last couple of years.

Drainage

The Drainage projects are the largest part of the 2019 budget for \$111K. That includes the clubhouse work as the top priority and then the drainage committee will evaluate the next priorities. The ditches were the priority in the past years, the sways are the next areas to focus on. The committee is available for residents to join and give their input.

Roads

Willowpeg is the upcoming road project in 2019.

Playground Project

\$4K has been set aside for the Playground upgrade on equipment and ground repairs.

Reserve Study

\$5K has been set aside for the Reserve Study to have professionals review the projects and priorities of the Board. They will look for areas of concern that may have been overlooked and confirmation of the order of importance.

Treasurer Report

No surprises from the December 2018 financials. We finished the 12 month period spending more than we brought in but that was by design to use some of the reserves for some larger projects. The year ended with \$187K in the operating account.

Bob Wellman motioned to accept the treasurer report and Marty seconded the motion.

Violations Report

172 letters were sent to residents in 2018. That is a good and a bad thing for the neighborhood but shows the violations are being addressed and the committee is very active.

Now sending certified letters going forward but at penalty stage, that cost is transferred to the homeowner.

Of the 172 letters sent out, 126 of them are now closed out. Only 2 letters are left that are not passed to collections or to legal counsel.

There are currently 6 residents that have a total of \$8K in fines outstanding.

When legal counsel gets involved, she charges \$150 per hour that is then transferred to the homeowner. In most cases, the violations have a fine of \$10 a day.

A resident asked, "What are the common violations that we see?"

Lamp Posts not in operation, Boats and RV in Driveways for extended periods.

With that current \$10 a day fine for violations, the covenants state that the fine can go up to \$50 a day.

Delinquencies – we have some outstanding homes for fees but researching where we can go to find the homeowners and get the payments. The attorneys are helping. There are 7 properties that have outstanding amounts and penalties of \$3K. This \$3K is a much lower amount compared to previous years.

There was no Old Business so we moved to New Business.

New Business was brought to the Board by Bob Wellman.

Bob Wellman took the floor....

He is having a problem with the drainage in his front yard. With all the tropical storms, they seem to be more frequent. With recent storms, it will be coming in his front door. He had 4 trees fall, not sure why they fell, could be wind and the wet soil. The Trees fell through roof, at night while they were sleeping. They did not secure the hose so it went into the Pool.

Bob pointed out that the homeowner does not own all the property next to the street, you can only build the driveway there. The yards should have a way to drain properly. 2 houses down from Bob have built up the yard/driveways and his house is in the low spot. The water will rise and rise over his ditch and into his yard. Recently it went past the island in his yard almost to his house.

He is the Board to correct the driveway and the grading that is causing the problem to dam up the water.

Pat then thanked Bob for his input. He said that drainage is a known problem and is a priority for 2019. The Swales and Ditches are not up to par over 30 years since they were perfect and many changes. Pat encourages Bob and others to be on the drainage committee.

Bob then comments that he already had property damage of \$5K but with the tree hitting his house, he considers himself lucky. He has his insurance paperwork and says the company did a nice job for him.

Pat again thanks Bob and reminds residents that if they would like to address the board during the meeting, please let us know.

A resident asked if the Chimney Road items are being addressed. Pat responded that Doug is working on the fence and that a meeting would be coming up for the Chimney Road residents to bring up other items of concern.

Bob then asked what the Board is going to do to work on his drainage? Pat responded that the drainage committee is working on it. They can try to triage it, come up with the perfect plan and then attack it correctly.

Cindy Motions to close the meeting, Marty seconds the motion and unanimous vote ends the meeting.

