

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, Inc.  
Meeting Agenda – June 20, 2019  
7PM Clubhouse

1. Call to Order / Welcome
2. Approval of Minutes for April
3. SPHA Officer Reports
  - President
  - Treasurer
  - Vice-President
  - Recording Secretary
  - Corresponding Secretary
4. Old Business
  - Burning in Silverwood
  - Common Ground Parking
  - Yard Sale, review of last event
5. New Business
  - No New Business requested
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.

Silverwood Plantation Homeowner's Association, Inc.  
Status Update on Community Projects  
June 20, 2019

Silverwood Residents:

The following report outlines actions the SPHA Board is taking to improve our community. If you have any ideas or project suggestions, please email us at [silverwoodplantation@outlook.com](mailto:silverwoodplantation@outlook.com). As funding allows, we will try to accomplish as many projects as possible. All of these projects are developed by volunteer SPHA committees. Please consider joining a committee and supporting our community. For more information on how to join a committee, please call Sherry Sanford at the SPHA clubhouse.

**I. Completed Projects**

1. Reserve study completed and posted on website (Jun 2019)
2. Cleaned dock & removed debris following storm (Jun 2019)
3. Cleaned overflow pipes on dams during & following storm (Jun 2019)
4. Buried cable at guardhouse (Jun 2019)
5. Trimmed trees at front entrance (Jun 2019)
6. Weekly blow leaves around clubhouse, tennis courts, basketball court (Jun 2019)
7. Mounted new flag holders at front entrance (Jun 2019)
8. Repaired damage to visitor call box (Jun 2019)
9. Cleaned area around back entrance (Jun 2019)
10. Repaired broken fence rails on Chimney Road (Jun 2019)
11. Pressure washed Gazebo and sprayed for insects (May 2019)
12. Removed dead tree in front of clubhouse (May 2019)
13. Removed unneeded items from clubhouse storage room (May 2019)
14. Repaired shelves in guardhouse (May 2019)
15. Trimmed bushes in common areas (May 2019)
16. Repaired clubhouse ceiling (May 2019)

**II. In-Progress/Future Projects**

1. Guardhouse windows damaged – awaiting replacement
2. White Fences – project approximately 75% completed
3. Playground Upgrades – project in progress (material ordered/meeting with contractor)
4. Road Repair – awaiting committee meeting and presentation to Board
5. Drainage – awaiting committee meeting and presentation to Board
6. Clubhouse Foundation Repair / Drainage – project approximately 75% completed
7. Playground Pavilion – paint exposed wood surfaces where needed

Pat McCorkhill

June 2019

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, Inc.

Meeting Minutes– June 20, 2019

7PM Clubhouse

**Board Members Present:**

President: Pat McCorkhill

Vice President: Mitch Birzer

Treasurer: Alex Thompson

Recording Secretary

Corresponding Secretary: Jim Browning

**Residents Present:** Wendy Van Antwerp, Becky Truluck, Anne Sawyer, J Britt Pease, Matt Virtue,

**Call to Order / Welcome**

7PM, Pat McCorkhill

**Approval of Minutes**

Motion to approve..... Motion to accept minutes by Anne Sawyer.

Second Motion..... Seconded by Wendy Van Antwerp

Passed.... Objected..... All in favor – Minutes passed!

**SPHA Officer Reports**

**President:**

Pat went through the document of things getting done and discussed some of the future projects.

The Clubhouse project is almost completed and the Playground project is about to start.

Reserve study is complete and will be on-line for review.

The Playground Project was addressed in the reserve study so that will be completed before year end.

**Treasurer**

Alex went through the May 2019 Financial Statements. There were no items of address.

Motion to approve is Anne Sawyer.

Seconded by Matt Virtue

All in favor

**Vice-President**

Mitch reported 3 property owners are delinquent over \$1K and one resident is over \$3K. The HOA is pursuing them with legal counsel.

Question from J Britt Pease about what the fines and outstanding items might be. Mitch addressed the question.

Covenant violations total over \$7K. Both are being addressed by the attorney. Another outstanding item is awaiting a permit with Health Department.

It is usually a longer list of violations and to have it so short is helpful that the certified letter process and having Sherry and Ron working on the fines and communication with homeowners. Our software

package also has been very helpful. The \$10 a day fine adds a financial impact and seems to be motivating actions. Sherry added that we are also emailing residents along with the certified letters.

### **Recording Secretary**

Mark Spain was not available for the meeting.

### **Corresponding Secretary**

Jim Browning could not discuss the correspondence on the legal matters due to privilege information. He did discuss the project statuses.

Clubhouse Project – is wrapping up, the exterior is almost done, for the interior, Low Country Basement will be doing the work.

Tennis Courts are back open and Playground project is about to get started.

Playground will be graded to level off the footprint. Also there will be the addition of some new equipment. They have been ordered and we are waiting on the contractor for the ground work. The playground additional area will be 30x32 feet which adds an additional >900 sq feet.

New windows for gate house will go in next week.

### **Old Business**

- Burning in Silverwood – Sherry has the phone message correction being worked on.
- We are asking neighbors to follow the burning permit rules and asking for residents to be neighborly about it.
- Parking in common areas – Do the HOA need to tow anyone? We haven't in the past but let's look at the data to determine the best solutions. We are collecting the data now via Ron and other HOA members to help isolate problem areas and times to see if we can work to avoid towing if possible.
- Yard Sale - Problems with traffic in the past lead to improvements for this recent event. We planned better for this one and will follow the same process next sale and look for other improvements.
- Budget Meeting will take place next week to discuss future projects.

### **New Business**

No New Business; but, will stick around afterward to discuss items following meeting we will be available

### **Adjourn**

1. Motion to approve..... by J Britt Pease
2. Second Motion..... by Anne Sawyer
3. Passed by all

Meeting ended at 7:30



41 Silver Lake Dr. RINCON, GA 31326

Silverwood Plantation Homeowners Association Meeting

June 20, 2019  
Attendee Sign In Sheet

Print Name

Signature

Wendy VanAntwerp

Wendy VanAntwerp

Becky Iuluck

Becky Iuluck

Alex Thompson

Alex Thompson

J Britt Pease

J Britt Pease

Anne Sawyer

Anne Sawyer

Mitch Birzer

Mitch Birzer

Matt Virtue

Matt Virtue