

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, Inc.

Meeting Agenda – March 21, 2019

Clubhouse 7PM

1. Call to Order / Welcome
2. Approval of Meeting Minutes.
3. SPHA Officer Reports
 - President
 - Treasurer
 - Vice-President
 - Recording Secretary
 - Corresponding Secretary
4. Old Business
 -
5. New Business
 - No new issues 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
March 21, 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. As funding allows, we will try to accomplish as many projects as possible. Many of these projects are developed by 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. Painted sign at the front entrance (March 2019)
2. Repaired front sliding gate (March 2019)
3. Repaired light socket at gym entrance (March 2019)
4. Weekly blow leaves from clubhouse, front gate, and tennis court (March 2019)
5. Painted back gate (March 2019)
6. Patched two potholes in the exit lane at the front gate (March 2019)
7. Removed oak tree growing in Crepe Myrtle at entrance (March 2019)
8. Installed hitching post at back gate for both swinging gates (March 2019)
9. Painted white fence on Silver Lake Drive (March 2019)
10. Removed yard waste stored behind tennis court (March 2019)
11. Removed vegetation growing over fence at entrance (March 2019)
12. Replaced ceiling bulbs in clubhouse (March 2019)
13. Replaced pads on bottom of chairs in clubhouse (March 2019)
14. Reflectors added to the fence by the dam (March 2019)
15. Painted mailbox by clubhouse (March 2019)
16. Removed pine straw from clubhouse gutters (March 2019)
17. Cleaned roof of playground pavilion (March 2019)
18. Cleaned ceiling over clubhouse deck (March 2019)

II. In-Progress/Future Projects

1. Guardhouse windows damaged – awaiting replacement
2. White Fences – continue to clean and paint community fences where needed
3. Playground Upgrades – project completion estimated Jun 2019
4. Road Repair – awaiting committee meeting and presentation to Board
5. Drainage – awaiting committee meeting and presentation to Board
6. Clubhouse Foundation Repair / Drainage – contractor selected, project in progress
7. Playground Pavilion – paint exposed wood surfaces where needed
8. Repaired water shut off valve at clubhouse
9. Back Gate – Replace chain
10. Front Gate – Place signs at front gate and send instructions to all residents concerning procedures when front gate is not working
11. Reserve Study – Contractor selected, awaiting arrival of engineer team



Pat McCorkhill
SPHA President

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, Inc.

Meeting Minutes– March 21st 2019

7PM Clubhouse

Board Members Present:

President, Pat McCorkhill

Vice President

Treasurer, Alex Thompson

Recording Secretary, Mark Spain

Corresponding Secretary, Jim Browning

Call to Order by Pat @7PM

Meeting Minutes: The minutes from the Jan 2019 HOA meeting and 2018 Annual meeting were reviewed.

Noted to be corrected are as follows:

- 1) In the 2018 Annual report, under budget proposals, change “Mr. Jones” to “Bob Wellman”
- 2) In the 2018 Annual report, add to the budget vote the result of the vote (Passed), &
- 3) To the 2018 Annual report add vote for the nominees for the board.
 1. Motion to approve minutes and corrections.....Ellen Virtue
 2. Second Motion.....Phyllis Graham
 3. Passed.. Unanimously Objected.....

SPHA Officer Reports

President Report – Pat presented, provides handout of completed, in-progress, and future projects

Cindy asks about reserve study dates, Pat replied that we are waiting to schedule the date

Ellen Virtue asks about call box & issues and to add to list of projects

President report concludes

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Treasurer Report – Alex presented that nothing out of ordinary, budget on track

- Phyllis Graham asks about outstanding HOA fees, Alex responds that the delinquent list includes approx. \$9k, due from 4 individual members, and that majority of the fees due are from lamp post violations and legal fees.
- Phyllis also asks a question about abandoned cars parked in the back of a property, board responded that she should report this to the covenant committee for resolution, investigation. Ellen Virtue asks what makes it a violation, is it the visibility? And visible from where? Road? Neighbors? Discussion continued. Pat draws the conversation to a close with explanation of process to report covenant issues/violations.
 - Motion to approve.....Phyllis Graham
 - Second Motion.....Ellen Virtue
 - Passed unanimously
- Vice-President
- Recording Secretary– Mark Spain reports there is nothing to report
- Corresponding Secretary– Jim reports there is nothing to report
- Officers Reports Conclude
- Old Business Concludes

New Business

- Ellen Virtue has volunteered to take on the responsibility of organizing the annual Easter Egg hunt for the social committee. She and other HOA members plan to meet Saturday, March 23 to plan.
- Phyllis asks about chimney road meeting that was held March 5th. Pat recapped meeting, ideas gathered were gate access at the back entrance, sidewalk along chimney road, trail access behind properties on chimney road. Access to neighborhood was key idea all around. Pat mentions the next steps where to then poll the chimney road residents on the ideas, then community as a whole would need to vote on any proposed projects. Finally, if a viable solution is found and voted for it would need to be prioritized and the budget reviewed.
- Jim mentions the schedule for the clubhouse repairs.

Adjourn

Motion to adjourn. Ellen

Second Motion.....Phyllis

Passed....unanimously Objected.....

