

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, Inc.
Meeting Minutes– April 27th, 2023
7PM Clubhouse

Board Members Present:

President – Denise McCorkhill
Vice President-
Treasurer- Beth Stiles
Recording Secretary-
Corresponding Secretary- Shea Regian

Residents Present:

- Tony Collins
- Phyllis Graham
- Andrew Wickers

Call to Order / Welcome- 7:08PM

Approval of Minutes

Read by Shea.

Motion to approve..... Phyllis Graham

Second motion..... Shea Regian

Passed..... Unanimously

SPHA Officer Reports

- **President**

- Resident interactions:

- March 538
 - 405 emails
 - 52 in person
 - 81 phone calls
- April 429
 - 343 emails
 - 37 in person
 - 52 phone calls
- Year to date 1,922
 - 1,427 emails
 - 186 in person
 - 337 phone calls

- Cameras were installed at the gatehouse as of April. Date for installation of cameras at clubhouse is TBD. As well as the new entry system for gym, tennis court and clubhouse.
- Gate arms are on back order – A work order has been started WO#83651

- Supply Chain issues.
- 4-20 Gate arm is not working – safety loop and loop module was accidentally cut when irrigation system was getting put in. Safety loop and loop module have been ordered.
- Comcast has made the switch at the gate house. Clubhouse will be switched on May 3rd.
 - Construction estimated to finish on May 5th.
- Working with our Attorney on getting the payment from the incident with the message board
 - Message board replacement is done.
- 6 new lights were ordered for the fountains. Lights were installed but it was determined that a 150ft cord was needed to get them working. Ordered the cord from Smith and Turf and will be shipped to our electrician.
 - Replacement needs to be considered for next budget.
- Copy machine/scanner will be replaced with a Toshiba once our lease is up.
- The aqua diffuser for the Bio dredge for Lake Tomacheechee was installed in December. Enzymes had to be held off to put in until late March early April. Following up with Estate Management to confirm if they have been put in yet.
 - Product makeup will be placed on the website.
- Investigating to see if we want to stay with Cingo or switch to Yates Astro.
- Yates Astro came out on 4-23 and treated for termites at the gate house.
- Gatehouse repair was done at the end of March.
- Platinum Concrete came out and gave us a quote on patch work that needed to be done throughout the neighborhood. Quoted us for \$37,822.16.
- At the last meeting on 3-16, the board voted on getting a wheelchair lift/elevator for clubhouse. The cost is \$15,800. 70% of that has been sent already.
 - Lift will contain stair access beside the lift.
- Mulch project at Clubhouse for drainage.
- Repair concrete after root damage.
- Landscape project at front entrance continues.
- Bradford Pears removed by suggestion of landscapers- age related.

- Motion to approve.... Tony Collins
- Second Motion..... Beth Stiles
- Passed.... unanimously

- **Vice-President**
 - We have 29 covenant compliances open.
 - ✓ 18 in progress
 - ✓ 11 on hold
 - ✓ 17 were closed in January.
 - ✓ 27 were closed in February.
 - ✓ 21 were closed in March.
 - ✓ 15 have been closed in April.

- **Treasurer**
 - Budget numbers given. Monthly average out by the end of the month to absolute cost of yearly payments at beginning of the year.
 - Upcoming projects and cost:
 - Cameras
 - Landscaping
 - Reimbursement for message board expected.

 - Motion to approve..... Phyllis Graham
 - Second Motion..... Andrew Wickers
 - Passed.... unanimously

- **Recording Secretary**

- **Corresponding Secretary**
 - Request for Graduate photos and information for June Gazebo.
 - Facebook post standards
 - No calling out of a resident.
 - No businesses or ads
 - No items for sale
 - Be polite.

Old Business

- Covenants
- Request for committee help
- Gate and camera update
- Landscape at front entrance-
 - 2-week ETA completion
- Gate house repair.
- Wheelchair lift update-

- end of June estimated install.
- Mailbox committee-
 - Posts are premade and will be continuing doing so for \$155.
 - Andrew Wickers and Tony Collins volunteered to be on mailbox committee.
- Gym survey
 - Average of 330 guests to gym per month.
- Pet disposal
 - Cost provided for discussion.
 - motion to dismiss suggestion.... Phyllis Graham
 - second motion... Tony Collins
 - Passed.... unanimously
- Patch work on roads
 - Discussion by Tony, Phyllis, and Shea on patch work.
 - Motion to accept..... Phyllis Graham
 - Second motion.... Beth Stiles
 - Passed..... unanimously/

New Business

- Road and Drainage report
 - Front entrance has erosion.
 - Speed hump survey came back, 178 response which averages out to 3.5 which equates to a negative overall score.
 - It is \$9,000 for each speed hump.
 - Motion to not approve.... Phyllis Graham
 - Second motion.... Beth Stiles
 - Passed.... unanimously
- Investigate county requirements for back gate access.
 - Motion to table..... Shea Regian
 - Second motion.... Beth Stiles
 - Passed..... unanimously.
- New gate at Clubhouse.
 - Motion to table..... Phyllis Graham
 - Second motion.... Shea Regian
 - Passed..... unanimously.
- Inquiry on number of fish in ponds. Too many?
- Ecosystem of fish population in ponds.

Adjourn: 8:33PM

- Motion to approve.....Phyllis Graham
- Second Motion.....Beth Stiles
- Passed.... Unanimously.