

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, Inc.
Meeting Minutes– February 16th, 2023
7PM Clubhouse

Board Members Present:

President – Denise McCorkhill
Vice President- Jamie Pratt
Treasurer- Beth Stiles
Recording Secretary- Cheryl Brown
Corresponding Secretary- Shea Regian

Residents Present:

- Tony Zimlich
- Phyllis Graham

Call to Order / Welcome- 7:04PM

Approval of Minutes

- ✓ Motion to approve.... Jamie Pratt
- ✓ Second Motion..... Shea Regian
- ✓ Passed.... Objected..... passed unanimously.

SPHA Officer Reports

- **President**

- ❖ Resident interactions:

- January 527
 - 336 emails
 - 56 in person
 - 135 phone calls
- February 307
 - 219 emails
 - 32 in person
 - 56 phone calls
- Year to date 834
 - 555 emails
 - 88 in person
 - 191 phone calls

- ❖ Security

- Technology Solutions of Charleston will be installing new cameras for the gate, clubhouse, tennis court, playground, and basketball court.
 - The date of installation on this is to be determined.
- 1-13-23 new scanner was installed and is working.
- Getting 2 new gate arms
 - They are on back order until the end of February.
 - The date as to when they will be installed is to be determined.
- The switch for the new entry system for the clubhouse, tennis court and gym, date is to be determined.
- 2-15 sent email to Joe asking for updates on dates on when these items will be installed.

- ❖ Wi-Fi services
 - As of January's meeting, the decision was made to switch to Comcast.
 - Construction is having to be done at the gate house in order for service to be there and this can take up to 15-60 days. They will update as the process goes.
 - We will be keeping Windstream for 30 days to ensure the switch goes smoothly.
- ❖ Message board
 - Edwards Interiors Graphics has replaced and installed the message board.
- ❖ Lake fountain/lights
 - Ordered 6 new lights.
 - 2-15 lights have been paid for \$1,283.21 and will be shipped to Justin, our electrician.
 - Vote for new light system for next year's budget for 15k.
- ❖ Palmetto/ditch project
 - The contractor started work on 11-15
 - Ditch work is completed.
 - 11 houses have been completed, 14 more to go on Palmetto.
 - They will remove all the debris when it dries out.
 - Road and Drainage committee will update us more on this matter.
 - Target date is 2-28
 - 2-10 a 2nd down payment of \$2,500 was sent to contractor so he can finish. Once finished, the rest of the money will be sent to him.
- ❖ Removal of trees
 - All American Stump Grinding and Tree service removed 6 trees and stumps were ground at front entrance of subdivision for \$3,600.
 - Wrights Tree Service removed 5 large piles of brush for \$600 on 1-19-23.
 - Wrights Tree Service removed 9 piles of brush for \$700 on 2-3-23.
- ❖ Bio Dredge on Lake Tomacheechee
 - 12-21 the aqua air diffuser was installed and is working.
 - The rest of the bio dredge will be done in late March, early April when the water warms up so the chemicals can be added. If added now the enzymes would die due to the water being too cold.
- ❖ Pest Control/Termite Bond
 - We currently have services with Cingo paying \$85 a month for clubhouse.
 - Cingo quoted us for \$500 to treat the guardhouse and once repairs are made, they can put it under warranty and add it to the clubhouse agreement.
 - Getting quote from Yates Astro to do our pest/ termite for clubhouse and guardhouse.
- ❖ Blinds for conference room and office
 - Budget blinds came out on 1-19.
 - Board approved a set of blinds and they have been ordered.
 - Blinds will be installed 2-23
- ❖ Lawn Care
 - Melvin Hurt has provided his bid of \$23,762 for 2023.
 - Also provided his proposal of \$24,900 for 2024.
 - Board approved of his bid.
 - Contract has been signed.

- ✓ Motion to approve.... Jamie Pratt
- ✓ Second Motion..... Cheryl Brown
- ✓ Passed.... Objected..... passed unanimously.

- **Vice-President**

- Working on getting another round of postcards sent out.
- 55 open compliances
 - 45 in progress

- 10 on hold for driveways
- 17 closed in January.
- 23 closed in February.
- HOA delinquency- January increase dues, due to change in fees.
 - 21 people late.
 - 3 large – send to attorney after 3 months.
- **Treasurer**
 - Preparing month to month budget
 - \$35,086 received.
 - \$12,539 reoccurring.
 - \$42,546 total.
 - No issues in expenses
 - Overage in cards & decal purchase. Will adjust as residents buy them.
- **Recording Secretary**
- **Corresponding Secretary**
 - Gazebo- once a month
 - Email is a good way to suggest.
- **Old Business**
- **New Business**
 - Garage Sale- May 13th. Gate opens at 7am and closes at noon.
 - Motion to floor to fund repair to guard house \$1,500 for labor plus materials. Nick Paulson will do it.
 - Motion carried.

Adjourn 8:00PM

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