

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, Inc.

Meeting Minutes– March 16th, 2023
7PM Clubhouse

Board Members Present:

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

Residents Present:

- Dana Hill
- Kim Farrell

Call to Order / Welcome- 7:00PM

Approval of Minutes

- Motion to approve.... Beth Stiles
- Second Motion..... Shea Regian
- Passed.... Objected..... passed unanimously.

SPHA Officer Reports

- **President**

- ❖ Resident interactions:

- February 448
 - 340 emails
 - 40 in person
 - 68 phone calls
- March 230
 - 166 emails
 - 27 in person
 - 37 phone calls
- Year to date 1.209
 - 845 emails
 - 123 in person
 - 241 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.
 - Work order 82843 has been opened but is unassigned.
- 1-13-23 new scanner was installed and is working.
- Getting 2 new gate arms
 - Arms will be 6 more weeks.
 - Keeping the old ones increase new ones happen to break during an accident.
- The switch for the new entry system for the clubhouse, tennis court and gym, date is to be determined.
 - Work order 82961 has been opened but is unassigned.

- There is a work order currently opened for the IRON gate, but no update as to when it will be finished.
- ❖ Wi-Fi services- Comcast
 - The gatehouse has been wired and is scheduled for installation on 3-23.
 - Clubhouse has been wired inside but is in construction phase for wiring outside, underground.
 - Estimated date of construction completion is 4-17.
- ❖ Lake fountain/lights
 - 6 new lights have been ordered and will be installed once received.
- ❖ Palmetto/ditch project
 - Phase 1 for 2022 has been completed.
 - Phase 1 for 2023 is scheduled for October 2023.
 - Received drainage plan for Amendment 11 and is available in the office to review.
 - Baselined 7 yr. plan.
 - Use current contractor 10 days per year at \$1k per day.
 - Phase 1 Cypress/Palmetto.
 - This will take 30 days to complete once started for over 3 years. 2022, 2023 and 2024.
 - Phase 2 Palmetto/Willowpeg.
 - This will take 20 days to complete once started for over 2 years.
 - Phase 3 Willowpeg/Lake Tomacheechee.
 - This will take 15 days to complete once started for over 1.5 years.
 - Phase 4 Lake Tomacheechee/Red Bluff Run.
 - This will take 5 days to complete once started for over .5 years.
- ❖ Pest Control/Termite Bond
 - Looking into switching from Cingo to Yates Astro.
- ❖ Gatehouse
 - Due to termites, there was a lot of damage done.
 - The Gatehouse construction should be completed on 3-24.
- ❖ Ramp for clubhouse
 - Quoted \$20,000 for a ramp.
 - Quoted \$15,800 for a lift/elevator. The quote is provided.
 - Board agreed on lift would be better.
- ❖ Lawn Care
 - A1 Lawn care has renewed their contract for 23-24.
- ❖ Mailbox Committee
 - Getting estimate to submit for new look of mailboxes.
- ❖ Gym Committee
 - Moving forward with update.
 - Broken pieces have been taken out.
- ❖ Social Committee
 - Craft night was held on March 7th.
 - Bunco was held on March 9th.
 - Social Committee meeting is the 2nd Tuesday of every month.
 - Supplies have been purchased for the Easter egg hunt, that will be held on 4-1.
 - Eggs will need to be brought back to clubhouse to use for next year.
 - Second QTR. craft night will be a painting project. There will be a \$5-\$10 cost to cover fee for cost.

- **Vice-President**

- We have 47 covenant compliances open.
 - 36 in progress
 - 11 on hold

- 17 were closed in January.
- 25 were closed in February.
- 18 have been closed so far for March.

- **Treasurer**

- Preparing month to month budget
- \$26,292.52
- \$32,042.89
- - \$5,750.23 deficit.
 - We paid \$9,600 that is why it is negative. These are one-time payments.
 - Expenses were running a little ahead compared to budget. Due to expenses calculated across the year, some expenses come in one-time a year. The expenses to budget will even out.

- **Recording Secretary**

- None

- **Corresponding Secretary**

- Any ideas for Gazebo – send to Shea.
- Help for all committees.
- Email is a good way to suggest.

- **Old Business**

- None

- **New Business**

- Resident wants to revisit speed humps.
 - Send to Road and Drainage.
- Motion to carry landscape to finish front entrance.
 - Proposal of \$31,980.
 - 2 quotes, 1 dropped out.
- Motion carried.
- ✓ Motion to approve.... Beth Stiles
- ✓ Second Motion..... Cheryl Brown
- ✓ Passed.... Objected..... passed unanimously.

Adjourn 8:00PM

- ✓ Motion to approve.... Beth Stiles
- ✓ Second Motion..... Shea Regian
- ✓ Passed.... unanimously