



41 Silver Lake Dr.
Rincon GA 31326

Silverwood Plantation Homeowners Association Meeting
April 19, 2018
Clubhouse 7PM

Call to Order 7:18pm

Board in Attendance: Marty Haloda, Pat McCorkhill and Alex Thompson

Meeting Minutes from March were distributed and approved with one correction on covenant violation numbers.

Presidents Report:

Marty began with the gate update. The new gate went "Live" on the 13th, and was met with mostly positive experiences, except for those who use to tailgate in. During the next few weeks the system will be tweaked, to get maximum functionality. We also added 6 new cameras at the gate. The Iron Gate was worked on and now operates properly, operational between 11pm and 5am. We still need to repair the tracks as the entrance track is broken in place. A resident brought up the concern for informing the community of how the gate operates, Marty said that we are getting another new sign to improve instructions at the visitor call box along with replacing the light fixture that is there as it is plastic and cracked.

On the subject of the ponds, the only issue is the circuit breaker on one of the fountains in the front pond will trip occasionally.

Treasurer Report:

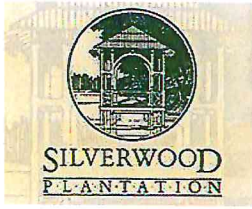
Pat did not get the financials from Wilson and Kessler in time to review and make a report, but looking at the financial statement from Wilson and Kessler there were no unusual expenditures for the month of March and we took in more than we spent on expenses.

Covenant Violation Report:

Although Mitch was not present, Sherry gave an update. There are 8 residents in the "Final Stage" which means they have gotten the 3rd notice with a \$50 fine and have not corrected it in the ten days of the notice and are now accumulating fines at the rate of \$10 per day from the date of the 3rd notice. Two of those have gone to our attorney for collection, and those fees will be charged to them also. 1 that has gotten a 3rd notice. There are 3 that have gotten their first notice and 5 that on their 2nd notice. The majority of the violations are for lampposts that have nonfunctioning lights and several with boats, trailers, RV's etc.

Office Report:

Sherry: the changes at the gate were not only the gate arm and operator (hardware) but with the software (databases) that control the cards and decals for all of our Door King systems. The tennis court gate, the gym door and the office door were all connected to the gate system. By recycling the old office computer to the guard house we were able to connect the gate directly with an RS232 connection, saving us the cost of paying Door King in California for internet server function and I can now remotely access the gate and do updates without manually having to open the gate. The tennis court and gym will have only card numbers and not include decal numbers which made an ugly database. We can also restrict usage if we need to for any resident that falls out of good standing by having unpaid HOA fees or covenant violations. We have ordered a new Door King locking pad for the clubhouse door that will better address the "open" times for events and office hours. We had \$400 in cards and decal sales in March and more cards are ordered.



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Roads and Drainage Report:

On Saturday, we will be surveying for grading purposes for Cypress. On Cypress/Chimney easement the original survey had a pipe that ran between the properties and we hope to be able to find it and locate where it is not working properly. We hope to begin on Palmetto with removing tree roots and patching the road.

Social Report:

Saturday May 5th is our community yard sale, Marty will have the gate open during that time, 7am-Noon.

New Business:

The website doesn't have the current board or financial up to date.

At this time the regular meeting is dismissed with a short break to reconvene with the required quorum for community vote on budget issues.

New Meeting started at 8:05p

Marty began with the list of requests we need to spend on projects.

Landscaping; we have the new gate and the new sign at the front we need to address the look of the landscaping. Last year we got quotes from 2 nurseries for replanting all three islands with colorful foliage, cost from \$5-8K. We ask for \$9K Attorney; we anticipate additional attorney fees due to a lawsuit (currently resident suing HOA), covenant work and covenant violation work. We ask for \$15K

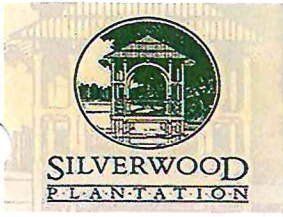
Road Fund; we are asking for \$30,000 to spend on the work for Palmetto, removing tree roots and patching the road.

Drainage Fund: We are asking for \$40K to continue with the drainage issues for the community

Pond/Lake treatment; Our previous service was not as effective as we need and only included the front pond. We ask for 9K for new service. For a total of \$103K

Motion to approve by Larry Masters, seconded by Sheri Gordy and unanimously approved by all.

No other business meeting adjourned 8:25pm



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Silverwood Plantation Homeowners Association Meeting

April 19, 2018
Attendee Sign In Sheet

Print Name

Signature

Lot #

MARTY HALODA	<i>Marty Haloda</i>	125 -
RON BALDWIN	<i>R Baldwin</i>	030 -
Pat McCort Hill	<i>PM Hill</i>	132 -
Harry Masters	<i>Harry Masters</i>	179 -
Susan Masters	<i>Susan Masters</i>	176 -
Sherri Gordy	<i>SK Gordy</i>	0044 -
Anne Sawyer	<i>AS Sawyer</i>	0051 -
Cindy Felipe	<i>Cindy Felipe</i>	0071 -
Becky Traluck	<i>Becky Traluck</i>	0080 -
Phyllis Graham	<i>Phyllis Graham</i>	70 -
BRIAN DARNLEY	<i>B Darnley</i>	190 -
COLON DARNLEY		190 -
ASHBY GRAHAM	<i>Asby G</i>	248 -
NICK NASCHANSKY	<i>Ni Naschansky</i>	195 -
Debbie Lee	<i>Debbie Lee</i>	064 + 065
Jamy Dewart	<i>Jamy Dewart</i>	

