

**Silverwood Plantation HOA Board
Meeting Minutes
January 18, 2018**

Board Members Present: Marty Haloda, Mitch Birzer, Pat McCorkhill, Alex Thompson and Jim Browning

Call to order @ 7pm

Marty had copies of the meeting minutes from the Annual Meeting on November 18, 2017, after everyone had a chance to read it, a motion to approve 1st, 2nd and passed.

The situation on the Gate is that Savannah Fence has replaced the battery charger on the entrance gate so that now the Iron Gate will function, closing at 11pm each night and open at 5am. The gate operator is beyond fixing and needs to be replaced, Cory from Savannah Fence indicated they might have a used gear box for us to use before we have the opportunity to completely fix the gate system.

Marty continued with a plea for everyone to complete the community survey, Board will use the survey for projects of importance. The deadline was extended to Jan 30th.

We are starting to use a new covenant violation tracking system app, to make it easier for those who volunteer, to be more efficient. There are 3 areas that are easy for residents to be mindful of. 1) make sure your lamppost is working, lens in good condition and the pole painted satin black. 2) make sure your mailbox is not in need of repair or fresh paint, Cape Cod grey. 3) All RVs, boats, trailers, golf carts, Jet Ski, must be kept in a fully enclosed garage.

There was a light out at the gate and guardhouse that has been fixed and currently all of the fountains and lights are in good working order.

Treasurer Report from Pat, we are in good shape with the amount we have in the report from Wilson and Kessler for the year ending 12-31-17. In the checking account \$176,612. In the Road Fund \$106,719. In the Drainage fund \$24,835 and in the Gate fund \$24,649. Motion to approve 1st, 2nd and passed.

Roads and Drainage from Jim, Cypress was the first with culvers, ditch 2&3 had ditch line re-dug and cleanup for about \$10,800 approx. The second culverts between cypress and Lake Tomacheechee including the removal at 144 cypress of rocks in the culvert. Cypress Road was patched where tree roots were damaging the road, that was for 6600 sq ft for ~\$32,000

[Recipient Name]

February 7, 2018

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Next to do is Lake Tomacheechee to 1st pond. A survey of the rest of the community will be needed to plan on best next step.

The drainage problem at the Clubhouse needs to be a priority, the only quote we got last year was for \$93,000. Jim will be seeking more quotes.

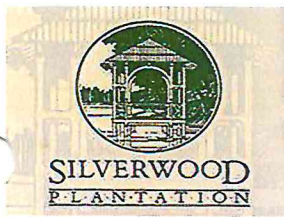
Social committee, Mitch announced the meet and greet party the board members are hosting Friday Jan 26th, appetizers, desserts and BYOB. 7-9pm. The social committee hosts the Easter egg hunt, Visit with Santa, and BBQ, and could really need some volunteers to help with each. This year Mitch and Liza will be out of town during the traditional time of the Easter egg hunt, so please, if you can fill in for Lisa, she can give instructions in how to do it.

The boards attempt to adjourn, and address individual issues after, was met with a couple of residents loudly objecting. The board relented and heard the complaints of those who wanted a say. Other residents, not wanting to participate in the following heated discussion left.

McKeever: stated that the 20% increase was not valid and wanted it put back.

Kaye: the access/gate to the easement between Chimney Road and Cypress Dr. is blocked with a chain across. Why isn't the easement cleared as an access for Chimney Road residents to enter the community?

Call for adjournment 8:02pm, 1st 2nd passed



41 Silver Lake Dr. RINCON, GA 31326

Silverwood Plantation Homeowners Association Meeting

January 18, 2018
Attendee Sign In Sheet

Print Name

Signature

MARTY HALODA

Sherri Gordy

DOUG GORDY

John & Jan Dean

PAUL & BONNIE Mc MILLAN

Robin Welch Harvey Welch

LYNN & SCOTT KAYE

Chad Smith

Mitch Birzer

Kris Withem

Rick Terrall

LISA A. BIRZER

Silverwood Plantation Homeowner's Association, Inc.
 February 2018 Treasurer Report
 Monthly Highlights
 January 1 thru January 31

I. Annual Budget

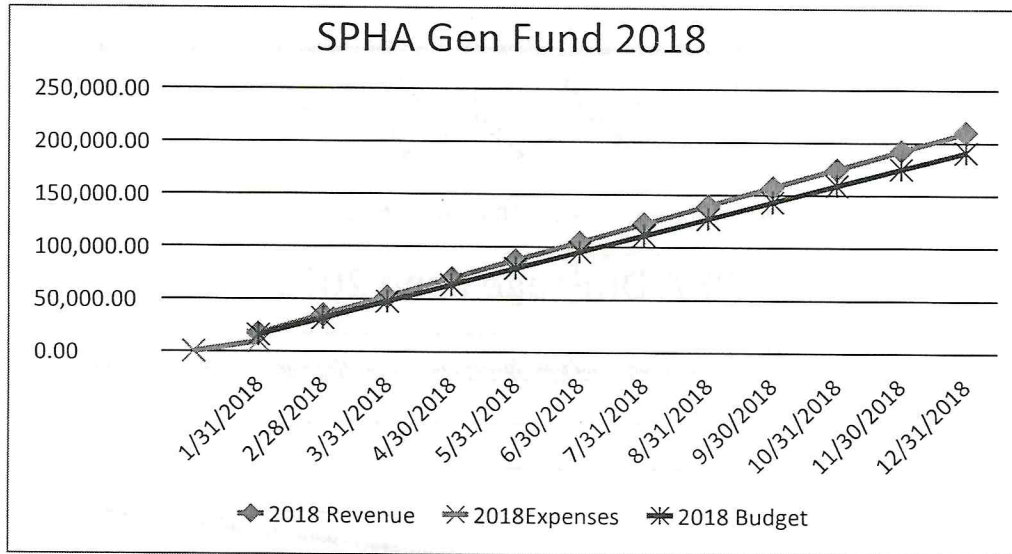
- 2018 Projected Revenue \$210,120.00
- 2018 Projected Expenses \$191,203.00
- 2018 Projected Surplus \$ 18,917.00

II. Assets

- General Fund \$205,170.36
- Road Fund 107,860.81
- Drainage Fund 26,084.54
- Gate Fund 25,871.29
- \$364,987.00

III. February 2018 Treasurer Budget Analysis for Month of January 2018

- SPHA 2018 revenue exceeded expenses
- SPHA operating under the 2017 Budget



Marty J Haloda

From: Thompson, Alex <alex.thompson@gulfstream.com>
Sent: Wednesday, February 14, 2018 1:47 PM
To: Marty Haloda; mjbrowning134@gmail.com; pmccorkhill@effingham.k12.ga.us; silverwoodplantation@outlook.com; mitchlisad@gmail.com
Subject: Survey Results - We got 91 in and recorded

Board Members,

I got the surveys entered into my spread sheet and I count 91 Surveys that came in to give us a good sampling of the neighborhood.

The Top 3 of average score were Drainage Ditches, Clubhouse Drainage and Road Repairs.

The Bottom 3 were the Dog Park, Front Gate Removal, and Chimney Road Gate.

I said this before, the New Front Gate and the Maintain Front Gate are in the middle and I think we could have asked the question better to see which way people leaned but at least we see that with the front gate removal at the bottom that people do still want the front gate.

So my two cents from the survey numbers and some comments on the surveys, I think we focus on repairing the front gate to get it back working, continue working on the drainage ditches and start a new course on the Clubhouse repairs.

These may not be as pretty as the front gate redesign but we show we are progressing on the voice of the neighborhood and get momentum to the next projects/problems that arise.

Thanks for letting me get to play with the numbers and sorry for the delay in getting these turned around for everyone.

I'll update the spreadsheet with the comments and extras and get those to the group but below are the numbers.

A. Front Gate (New Entry with 2 Gates)	459	5.04
B. Front Gate (maintain current system)	412	4.53
C. Front Gate (remove gate)	245	2.69
D. Road Repair	553	6.08
E. Road Resurfacing	422	4.64
F. Drainage Ditches	615	6.76
G. Roadside Swales	532	5.85
H. Clubhouse Drainage	576	6.33
I. Dam Swale	456	5.01
J. Dam Tree Removal	400	4.40
K. Dam Inspection	456	5.01
L. Speed Control	368	4.04
M. Dog Park	206	2.26
N. Walking Trail	309	3.40
O. Chimney Road Gate	300	3.30