

41 Silver Lake Dr., Rincon GA 31326

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SPHA Monthly HOA Meeting  
July 20<sup>th</sup> 2017 7:00pm Clubhouse

Call to order 7:00pm

Board members present: Marty Haloda, Cindy Felipe, Joanna Cartrette, Kristen Norton and Mike McKeever

Copies of previous meeting available for residents to review, motion to approved, 1<sup>st</sup>, 2<sup>nd</sup> and approved

**Presidents Report:**

Marty gave an update on the gate, currently it is inoperable due to a bad circuit board, it is being sent back to the manufacturer as it is under warranty. The Speed bump is waiting for parts to replace it, the guardhouse A/C will go in soon, the room has been painted.

The stone benches have been delivered for placement around the lakes.

The Road and Drainage committee is doing a great job, working hard to be ready soon. Thank you to the covenant committee for following up on the policy for storing RV/Motorhomes as 2 day in/2 days out.

Lake Tomacheechee has had a problem with the drainage grate, it consistently becomes clogged with debris, and Marty had been cleaning it lately and recently enlarged a few holes. Someone keeps moving the fountain in the far back.

The big sign out front is falling apart and will need to be replaced.

**Treasurer Report:**

Joanna reported that the checking account had \$166,306 and the Road Fund 131,801 the drainage fund 31201 and the gate fund 17342. The delinquents were \$4789 with 14 residents, 7 of those were for 1 month late and 2 that are foreclosure/bankruptcy those 2 totaled \$3700 of that \$4789.

Kristen saved us \$300 and planted some nice annuals at the front entrance. Expenditures were slightly over budget in some areas while still maintaining \$4000 below budget overall for the first six months of 2017.

Marty asked that the financial report be approved as given, motion to approved, 1<sup>st</sup>, 2<sup>nd</sup> and approved

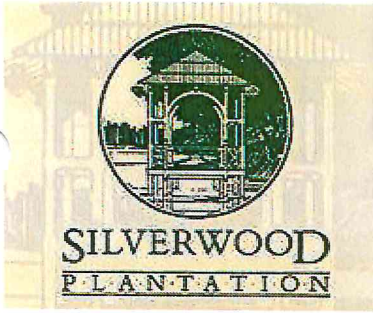
**Office Report:**

Sherry reported that Dyess was here and gave a thorough going over of the system to figure out if we could improve the fact it gets so hot and the AC doesn't keep up in the upstairs of the clubhouse. We have a 4 ton AC, drive/coil is 5 ton already (largest this building can handle) but the blower/furnace is only 3, estimate to replace \$3000. Service contract is \$149 for unit 1 and \$99 for unit 2. Board approved of new furnace and maintenance contract, although Cindy asked if they would give us a ten year warranty.

Work continues on improving the organization of office/HOA files and documents.

June panel sales were \$220 and cards/decals \$220. Proxy cards were back ordered but have since arrived.

Cindy Campbell our volunteer webmaster has put up a new design of our website, please look it up at silverwoodplantation.net the homeowner password is sphoa2013. Feedback is helpful!



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Sherry is still waiting for call backs from a few vendors/companies to get quotes on Landscaping, replacing the drainage and retaining walls at the clubhouse and communication glitches at the guardhouse DVR.

The basketball backboard replacement is just waiting on truck transportation to Savannah to Dick's Sports.

Republic Waste was to pick up 2 of the 4 bins at the clubhouse, extra not needed but they did not come.

**Roads and Drainage committee:**

Jim Browning gave an update: the quotes have been coming in so the committee needs to meet to review them and get with the treasurer to go over the financials, and put together a presentation to the board. The goal would be hopefully by July/31. With the board's approval, the committee can have informational presentations to the residents.

**Covenants committee:**

Cindy reported that there has been very good response to the letters that have been going out on a regular basis. Some of the issues will take time to resolve. The covenants, amendments to the covenants, by-laws and the architectural guidelines are all available on the website. It was suggested that these documents be reviewed and updated on a regular bases. There was also general drainage discussion by residents sharing their stories.

**Gate committee:**

Kristen reported that although they were waiting on a quote for Action Overhead Door, that quote was a no show. They will continue with the plans to present to the board. The speed bump which has now tore up a second time, needs to have the manufacturer's bolts to keep them secure. When they come in the bump will be repositioned slightly and even add epoxy if needed to keep the bump in place.

**Social committee:**

Lisa Birzer was looking at the fall yard sale for the 2<sup>nd</sup> Saturday in October. Also it looks like Wade Britt may once again delight us with his BBQ talents, the date for the tailgate party is yet to be determined.

**Facebook update:** Sheri Gordy has added a pets page and reported that we have over 100 residents active on FB.

No other business meeting adjourned



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Silverwood Plantation Homeowners Association Meeting

July 20, 2017  
Attendee Sign In Sheet

Print Name

Signature

WAYNE GRANTHAM

Wayne Grantham

VERNON GORDY

Vernon Gordy

Rebecca + Stanley Wehky

Rebecca Wehky

MARTY J. HALODA

Marty Haloda

Sherri Gordy

Sherri Gordy

Josie Josi

Josie Josi

Ashby Rush

Ashby Rush

Mitch + Lisa Birrell

Mitch + Lisa

Alex Thompson

Alex Thompson

Jim Brown

Jim Brown

Kristen Norton

Kristen Norton

Lynn Kaye + Scott Kaye

Lynn Kaye + Scott Kaye

Jamey + Melissa Smith

JOHN AVITABLE

John Avitable