

41 Silver Lake Dr., Rincon GA 31326

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Silverwood Plantation Homeowners Association Meeting Minutes  
June 15 2017

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

The meeting began with Marty calling for a moment of silence in remembrance of Gene New. Gene who recently passed, was an outstanding member of the community with many years of service volunteering for the Architectural Review committee.

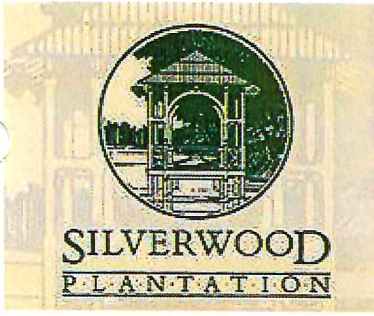
Continuing, Kristen read the minutes of the previous meeting, they were approved with one correction on the speaker of the gate committee meeting made.

Joanna, treasurer gave a report of the budget from Wilson and Kessler as of the end of May 2017. General checking account had \$169,366, the road fund \$130,642, the drainage fund \$29,949 and the gate fund \$16,128. We had an overage of funds spent on the ponds mainly due to the restocking of each lake and fountain motors/lights replaced. Invoices paid; All good for Termite bond \$295, Sherry Sanford reimbursement for office stamps \$49, Margaret Clark, attorney \$29.47, Marty Haloda, flags \$97.72, Kristin Norton welcome committee \$21.58 and Super Steam power washing the community \$2400.

Ron Baldwin had a question about if anything can be done to get the banks to get money owed us by foreclosures, Cindy responded that we could but we could not get reimbursements for expenses and we'd be on the bottom of the list for payment.

Cindy reported on covenant violations, 90 second letters were sent out, it's through this type of action that we ask the community to help and maintain those standards that the HOA sets. We included with this last mailing a copy of the 2008 Architectural Guideline. These guideline were updated in 2008 to include details to the Covenants Exhibit B section. The covenant committee also met and implemented a policy for having RV/Trailers/boats at residence. Basically it is 2 days in (to load) and 2 days out (to unload).

Comments; Joan Strozier stated that she has spent a lot of money to try and get her light to work and has not been successful. Cindy gave a history of the lights, the community when first establish planned for no street lights so illumination by homeowners lampposts were implemented for safety. The Kays' who live on chimney road had several questions on what the covenants cover and how they might find those documents and what wattage was required, general discussion ensued.



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The Kayes also wanted to report that they have not witnessed the required cutting of the grass on chimney road that is in the landscaper's contract.

Joan Strozier also mentioned that she got with Marty on a problem she found with a leaning fence at the back of her property. Sherry mentioned that lot 110 is owned by the HOA and Cindy said the board will follow up.

Marty reported that we need to order 2 pumps for the lakes that result in an amount over \$2500 limit of board approval, Kristen told the story of the pumps and light fixtures and asked for a vote to spend \$2600 on the pumps. The motion was passed by all.

Kristen read the minutes of the Gate committee meeting held on June 12<sup>th</sup>, motion to approve was passed and the minutes will be posted on the website.

Sherry gave an update on the office; ~ it was reported that a couple of residents that were using the gym, could not exit because they said the exit button did not work. Justin our electrician came to look and was not able to do anything because it was part of the Door King system we have. A work authorization was sent and Cory from Savannah Fence checked the system and could not find any faults in the system. The board would like her to follow up with finding out how much it will cost to replace the button.

Ron, who we get for handyman services, fixed the fence that was knocked down by the trash bins, fixed the speed bump and is going to remove the old AC unit in the guardhouse when Marty purchases a new unit.

The camera systems at both the clubhouse and the guardhouse are attached to a DVR, that DVR is connected to a router. We have static IP addresses so that cameras can be viewed remotely with an app. Over the years that connection from the DVR to the router has been failing on and off. Windstream is called every time and they verify the internet works. In the past the company that installed the cameras (Alarm Man Low Voltage) has gotten it to work. An email will be going out to this company requesting that they identify and give instructions on how to reconnect so that we can do it ourselves.

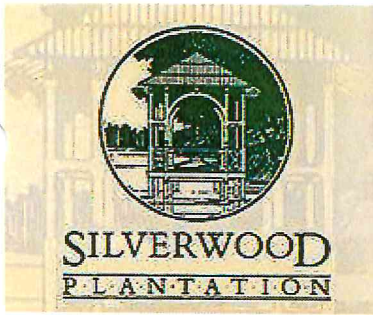
End of the month sales for cards/decals for May was \$300 and panels \$100.

The basketball backboard is need of replacement, the board Ok'd for a new one to be purchased. In addition a resident knows of someone who can weld and straighten the pole.

After getting a quote from ProAir for \$234 per year for a maintenance contract on our HAVC system in the clubhouse, the board was ok with going with Dyess who we have had in the past that charges \$149 per year. Dyess will be coming to finalize that contract amount.

A question about our Facebook account, Sheri Gordy and Kristen Norton are administrators of the Silverwood Plantation account is open only to residents.





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Curtis has completed the power washing in the community, including 20 posted signs in the neighborhood. In a previous meeting the board expressed their concern over the cost of adding annual flowers to the front entrance and that the condition overall was much to be desired. Sherry had two landscaping companies, Ebenezer Rose and Chatham Nursery come and give us a quote for making it more attractive and with low maintenance in mind. We are awaiting the quote from Chatham Nursery.

Our website, Silverwood Plantation.net is in need of updates. Sherry met with Kristen and Kris Withem to get input and other ideas. She will meet with Cindy Campbell for this as she is our volunteer resident webmaster.

Jim Browning get a report on the progress of the drainage committee. The overall plan is to complete drainage issues in phases with phase I starting with Cypress Drive and the front lake. Currently a statement of work has gone out to several contractor, team members volunteered to walk the property with those contractor, a real team effort to get this seemingly overwhelming process to be successful. As soon as the quotes come in the committee will meet to review and plan the next step.

Social Committee, Liza Birzer. Although she was not present for the last yard sale, those present said it was very successful. Looking at the calendar she was looking for dates that would not conflict with other community's activities in the fall, date to be determined. Also in the fall we have had in the past few years a very successful BBQ/tailgate party at the clubhouse, she will check with Wade Britt who has generally volunteered to cook the smoked butts.

Website: Sherry reported that she had gotten feedback from Kristen Norton and Kris Withem for improvements to our website, including added a link to the Silverwood Facebook page. Next is to meet with Cindy Campbell our resident volunteer webmaster.

#### New Business:

Cherol Lott, who volunteered to update the front sign asked for the wording to be written down on paper and given to her to make sure the message is correct. She also revisited the dismissal of the RA program, asking that at least a thank you should be written to all those who volunteered, Kristen said she would write it.

No other issues, motion for adjourned  
Adjourned 9:15pm



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Silverwood Plantation Homeowners Association Meeting

June 15th, 2017  
Attendee Sign In Sheet

Print Name

Signature

Ron Baldwin

Ron Baldwin

Cheryl LOTT

C. Lott

Anne Sawyer

A. Sawyer

Jeanne Cartrette

J. Cartrette

Jeanne Cartrette

Jeanne Cartrette

Kristen Norton

K. Norton

Lisa Birzer

Lisa Birzer

Juliet Abbrì

J. Abbrì

LYNN + SCOTT KAYE

Lynn + Scott Kaye

MARTY HALODA

M. Haloda

Sherri Gordy

Sherri K. Gordy

Mitch Birzer

Mitch Birzer