



SPHA Monthly HOA

Meeting Agenda

March 16, 2017– 7:00 PM

Silverwood Plantation Board Members Present:

Marty Haloda, Cynthia Felipe, Kristen Norton, Joanna Cartrette, and Mike McKeever

Call to order 7:07pm

Approval of Meeting Minutes, last month's minutes were handed out and voted to accept.

Officer Reports

President's Report, Marty Haloda

- 1) Marty's reported that the last 2 weekends the roads & drainage committee walked the community to review the issues, those present were, Pat Fog, Delane Cartrette, Pat McCorkhill, Cindy Felipe, Jim Browning, Anne Sawyer, Cherol Lott and Marty.
- 2) There is scheduled a community cleanup for Saturday March 25th, bring your lawn tools. The debris at the clubhouse driveway will be chipped
- 3) We will be putting rocks on the drainage on the front lake and a tree needs to be taken down. We will be putting a French drain at the guardhouse to accommodate the new AC unit to be purchased.
- 4) The community yard sale was voted on as to when to hold it, the winning date was May 6th
- 5) The new fountain and lights will be installed for \$950 instead of the previously quoted \$1750.
- 6) Letters to the entire community were sent out explaining that starting on April 2, all residents with violations of the covenants will be receiving notification. The committee will do a physical walk to verify violations, talk to residents and follow up with the letter according to the compliance violation policy.
- 7) Damage to entrance gate on Monday March 13, 2017 was a landscaping business that will pay \$266. (Note as of 3/20/17 that payment has been received)
- 8) Savannah Fence repaired the mechanical failure at the exit gate on 3/16/17 and the charge was \$270.00
- 9) A certified letter was sent out for a driveway that was poured and did not adhere to the SARC that was submitted.
- 10) Americ Bank was charging a monthly fee for having \$150,000 in their bank, and would not budge on waiving it, we will be moving that fund to our Regents Bank.

Vice President Report, Cindy Felipe

As part of the covenant committee, the first step was to send out the letter notifying the community of the covenant committee's intent, followed by canvassing the community. It is important to help residents, finding out what the needs are so that they can be in compliance with our covenants.

As for the RA's, it was decided that the board will give them some additional time to come up with the needed 22 representative before the board takes action. Cherol Lott mentioned that a meeting was scheduled for the following week.



Treasurer Report, Joanne Cartrette

Currently as of February 28th, the Checking \$175,972.37 Road Fund \$127,283.23 Drainage fund \$26,222.14

And Gate fund \$12,504.84. Our delinquents reports was \$5300 with 2 residents representing 90% of that total

The report was approved as read.

The board Approved Invoice Payments previous Thursday for: Georgia Lawn and Tree \$1800, Erin Dickey \$46.79 for cleaning supplies, Sherry Sanford \$227.59 postage and office supplies and Algae Control \$5483.69 payment on fountain lights.

Secretary Report, Mike McKeever

The minutes from February that were handed out were approved

Committee Reports

- Architecture Review, Jim Syms had no new report but agreed with the problem with the resident's driveway that had no swale or 16inch pipe for drainage.
- Covenants, as noted by VP
- Clubhouse, we have a new cleaning person Erin Dickey and she has agreed to purchase cleaning supplies to be reimbursed with her monthly check. She works Wednesdays for 8 hours for \$100
- Gate, there was a brief meeting of the committee where it was discussed that we need a complete diagram of the systems in place. Over the years operations systems were just turned off and equipment was left in place. Bob Pearce had a discussion with Cory from Savannah Fence about some of the issues we face. According to Cory, he operator for the exit gate has been in need of replacement for a while now and will continue to fail until it is replaced.
- Office
 - Cards and decal revenue \$280
 - Lamp Post Panels available sold 6 out of first 10 sets. \$20 for set of 4
 - Request from Cherol Lott for more punctuation for front sign, Marty will take care of that
 - Lovett Hardware wants a gate card, board said ok \$100.
 - Lamp post head was needed by lot #4, Mr. Fletcher will look and see if he can find one that will meet SARC policy
 - The drainage problems between clubhouse and tennis court, waiting to hear from Griffin Const. for another estimate
 - Allgood pest control will be out next Wednesday to give us a quote for service. It was also requested that I look into Terminx and the termite bond we had with them
 - ProAir HAVAC charges ~\$234 yr for both units. I need to find out the number of visits that covers
 - Previous meeting I got a request to give the survey tally for the gate.
 - 1-repair gate components as needed—11
 - 2-replace the barrier gate arm components of the current gate system—24
 - 3- remove barrier gate arms- have standard hours that metal gates are closed—18
 - 4- replace entire front entry gate system—27
 - 5- not have a gate-4
 - 6- Other; get maintenance agreement—1 get a guard—7 and get a swing gate—1



41 Silver Lake Dr. RINCON, GA 31326

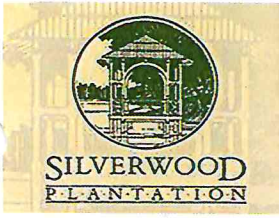
- Another request for me to give a report on how many business cards/decals we have outstanding
- We received the report from Wilson and Kessler on paying our taxes in the amount of \$114 for 2016.
- The board reviewed our insurance with Jenny O'Sako, who handles our insurance, approving payment.

- RA Coordinator, Cherol Lott read the flyer that was put in paper slots about the RA's trying to get people to sign up, meeting scheduled for March 23rd.
- Roads and Drainage, the next step is getting bids for the project. Jim Browning presented an in-depth report for the drainage project, the report will be posted on our website. There is a meeting next Monday at 7pm in the clubhouse. Jim Syms would like to see some of the cost split with residents, as they are required to maintain their drainage on their property. Marty also mentioned that he and Cindy will be meeting with our attorney on the 22nd to review the issues.
- Social, We have our annual Egg Hunt and Humane Society food drive on April 8th from 2pm-4pm
- Website, no new report
- Welcoming, Kristen Norton said we have 2 new residents

Open for comments,

Ron Baldwin wanted to make sure that we take a personal approach for violations. Mike McKeever will call Jenkins, he has a camera snake for pipes if we need to be able to see some of the drainage pipes that way. And Mike wanted Sherry to find out about our Termite Bond we had with terminix when we first build the clubhouse

6. Adjournment 8:24pm



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Silverwood Plantation Homeowners Association Meeting

March 16th, 2017
Attendee Sign In Sheet

Print Name

Signature

Joanna Castrene

Joanna Castrene

MARTY HALUDA

Marty Haluda

Bon Baldwin

Bon Baldwin

Cheryl Lott

Cheryl Lott

Anne Sawyer

Anne Sawyer

Kristen Norton

Kristen Norton

Mike McKeown

Mike McKeown

James Syms

James Syms