



41 Silver Lake Dr. RINCON, GA 31326

## SPHA Monthly HOA Meeting Minutes

March 15<sup>th</sup> 2018 – 7:00 PM

Clubhouse

Present: Marty Haloda, Pat McCorkhill, Alex Thompson and Jim Browning

Call to order at 7PM

Marty gave everyone time to read the minutes of the last meeting; after, a motion to approved, 1<sup>st</sup>, 2<sup>nd</sup> all in favor.

Presidents report:

Marty gave the Presidents report, we are going forward with the much needed gate replacement, the cost is well within the means of our funding. Drainage clearing continues and we will be getting quotes on patch paving Palmetto and additional quotes for the drainage problem at the clubhouse. The meeting in April will have community voting for these projects since we can't spend over the budget without the vote from the community.

Financial Report:

Pat McCorkhill gave the financial report and gave a handout (attached). We are a little higher in the delinquencies that we'd like but still within normal. Our accounts are in good fiscal shape as reported by Wilson and Kessler.

Covenant Violations:

Letters are going out on a regular basis, the last set to be mailed included 24 stage 1 friendly reminders, 12<sup>nd</sup> stage "second notice" and 7 3<sup>rd</sup> and final notices that went to 7 residents. The process that was decided on takes all the left over violations from Oct 30, 2017 and follows them through the stages 1<sup>st</sup> friendly reminder, 2<sup>nd</sup> notice and 3<sup>rd</sup> has a fine attached of \$50 and if they are not corrected within 10 days of the 3<sup>rd</sup> notice, additional summary charges of \$10 per day accumulates from the date of the 3<sup>rd</sup> letter. After 30 days of summary charges, the account is sent over to the attorney for collection/correction.



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Clubhouse;

Jim Browning said that he will be pursuing quotes for the drainage problem at the clubhouse, to date we only have one and it's the Cadillac of projects costing \$93K. Question came up about getting a pickle play for the tennis court, will look into that.

Lakes are good to go had to replace a circuit breaker by our electrician on the front lake, and since we did not renew our contract with South Santee for pond maintenance, we will get a quote from the water management company from Brunswick that talked to Marty.

Gate: We need to get the word out via our media resources, FB, website and email on the working and efforts going toward the new gate arms/operators. Especially how the system works when you have visitors using the call box, if the resident doesn't correctly scan/card they may take the visitors entry that was dialed in. If everyone properly scans there code, the system will work letting only one car in at a time.

Drainage: Ditch 6 work is ongoing. We need additional surveying done and will have to get a quote for that work.

New Business: Anne Sawyer asked if those who are not in good standing can post to the Facebook page, Marty will ask our attorney. And Ron Baldwin asked if there could be a link from the FB page to the meeting minutes, Sherry will look into that with Sherri Gordy who is the administrator of the Silverwood Plantation FB page.

No other business meeting adjourned.

