



41 Silver Lake Dr.
Rincon GA 31326

Silverwood Plantation Homeowners Association Meeting
May 17, 2018
Clubhouse 7PM

Call to Order 7:18pm

Board in Attendance: Marty Haloda, Pat McCorkhill, Mitch Birzer, Jim Browning and Alex Thompson

Meeting Minutes from March were distributed and approved with no corrections.

Presidents Report:

Marty started the meeting detailing the disturbance at the gate where residents reported on Facebook about a truck that trespassed and was dangerous driving through the neighborhood. The numerous cameras caught the event at the gate and the information was passed on to the police to file report. Later, He reminded residents to be bold at the gate to stop violations but do be cautious since this incident was very dangerous.

Fines are coming about and recently a \$700 outstanding balance was paid. A resident with over \$1,100 in past dues and fines was paid as well.

Lacey is following up and communicating with residents to make sure lights and other violations are corrected to avoid further penalties.

Sherry confirmed that all the letters detailing the 3rd notification of fine are sent by certified mail requiring a signature of the receiver.

Everyone on the fines list goes to Margret Clark for collections. \$350 is the threshold when the resident goes to collections with Margret.

The Board and the Office is asked to contact Lacey as soon as possible when payments for fines are made at the clubhouse to update balances and stop communication with the resident.

Board will not be expected to reduce fines for violations and fines.

It has been said by some residents who are in violation that the covenants need to be changed but that is not expected to happen.

No Court Date has been given yet for the suit against the HOA. The Clerk of Courts will set the date and that will be communicated out. Marty still feels the board is in the right and feels confident with the countersuit.

It has been brought to the Board that a resident with outstanding dues and penalties is making progress on construction that has not been approved. Also, there are contractor/company signs advertising the work. The board will communicate with the homeowner of the need to pay outstanding balance, get approvals and remove the signs.



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A reminder as the weather turns warm, the HOA has no liability for boat or lake activity.

The ponds will now be treated 2 times a month.

Recalling the gate incident, more speed bumps around the gate and around the neighborhood could be possible projects in the future but are currently not in the budget. Speeding was a high priority from the recent surveys.

The clubhouse and common grounds will see some sprucing up soon with the replacement of the basketball goal, the playground equipment has been pressure washed and rubber mulch will be placed around the clubhouse after all the weeds are killed.

Treasurer Report:

Pat gave out financial reports and feels we are right on target with the budget and expenses for 2018. Unless unforeseen circumstances occur, he expects the trend to continue for the remainder of 2018.

In June, Pat will start meetings outside of HOA Board meetings to Forecast the 2019 and future year budgets. He will like to hear many ideas and get input from many residents to help prepare for the future of the neighborhood.

Covenant Violation Report:

Mitch B. relayed that 11 Residents that owe over \$350 have gone to collections with Margret Clark. The fine and violations total is \$8,651 but recently balances of \$1,100, \$395 and \$700 have been paid to bring that balance down.

He listed delinquent dues and fines are totaling over \$7,000.

The question arose of can the board put a limit on the late fees? This will be discussed later but no limit was put in place.

The question also came up of whether the board can move from liens on property to garnishments in the magistrate court? There are currently 4 violations that have liens on property as well as the legal fees involved totaling over \$16,000. The topic will be brought up with Marsha Clark later.

Most of the violations are for lampposts that have nonfunctioning lights and several with boats, trailers, RV's etc.

Office Report:

Sherry was not able to attend the meeting to give a report.

Roads and Drainage Report:

Jim B. stated that work on Palmetto will begin soon. The expectation is the back gate will be opened to have all the heavy equipment come through there instead of through the gate.

Ditch work for drainage was started on Monday the 14th.



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Jim has an appointment on Friday the 18th to discuss the repairs and needs of the community tennis courts. He will bring the estimates to the board for review as well as needed items to bring the courts back up to the standard. The items include new nets, benches, wind screens, etc.

Social Report:

Mitch reported that the yard sale went very well.

There are no current plans until the fall when the BBQ will take place but no date has been set.

The Drive for Animals was very positive and they were still taking supplies if possible. A thank you was given to Jim and Mary Anne as they were very helpful in the effort.

New Business:

No new business was brought up.

Meeting Adjourned 8:12pm

