



41 Silver Lake Dr. RINCON, GA 31326

SPHA Monthly HOA Meeting Minutes

October 19, 2017 – 7:00 PM

1. Call to order
2. Copies available, approval of previous Meeting Minutes, September 21st, motioned and passed with one correction.
3. Presidents Report

Four ditches cleaned out, part of drainage plan. Debris stacked on side temporary Wright Company is hauling away for \$500.

Republic Waste has had some problems in communicating to residents the pickup schedule changes.

Exit gate operational after a resident hit it, we had 1 last good arm left and Marty is working on getting the broken arms fixed so we can have extra.

The replacement of the front sign by Mr. Edwards is just pending final approval of sketch.

The board meet Tuesday with Robert from Carolina Time for a gate proposal in more detail, the new plan has 3 lanes.

The board is in discussions on the budget and what we need for a long term plan may require an increase of \$35 that would be designated for the roads and drainage, discussion followed.

4. Treasurer Report
 - Financial report; Pat handed out his financial summary report, with a discussion. Motion to accept and passed
5. Committee Reports
 - **Covenant Inspection:** Cindy reported that an extension was granted due to the storm cleanup.
 - **Clubhouse/Common Grounds/Lakes;** Marty reported that we need to get additional quotes for correcting the drainage problems at the clubhouse, the only one we have so far is for \$93,000, we will be doing a SOW (Statement of Work) to send out for quotes.
 - We now have all the fountains working with lights!
 - We are also looking for a replacement of the company that does our pond maintenance, as we are not pleased with the work being done for the cost. (\$250 per month)
 - **Office;** Sherry reported that we have on order new stickers for the gate, with \$150 in sales for the previous month.

The board approved of getting the “SmartViolation App” A live demo was viewed y Marty and Cindy and it would simplify the tracking and process of covenant violations

Sherry was asked to get cost of having a security guard at the gate (per covenants).

24x7 guarding (168 hours per week) \$136,000

16 hours per day guarding (112 hours per week) \$90,000



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8 hours per day guarding (56 hours per week) \$47,000

Election update: Oct 12th, notification to all residents of the annual meeting on November 18th, with nominations for board members until November 4th.

Invoices paid; Alex Murry has 2, one for storm debris (\$400 and one for cleaning up Lot 90 (please charge their account for the \$125.00)

Margaret Clark for \$667.59

Platinum Paving and Concrete for \$32,000 from the roads fund

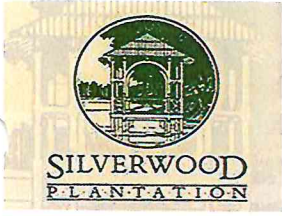
STI for light fixtures for fountains \$3261.09 and I believe they already have their check.

Dyess Air \$3000.00 for the furnace they installed in the clubhouse and didn't mail the bill to the correct address so that's from July Reimbursements: Sherry for \$222.55 Erin for Cleaning supplies \$54.80 Marty for \$359.22

- Social; Lisa Birzer reported that the BBQ is set for November 11th, flyers going out with a save the date for Santa Visit Dec 9th. Set up will be in on Friday night. Lisa will solicit volunteers to help with decorating for the season, she will post on FB and emails go out.
- Website- Resident Cindy Campbell is doing a great job of posting of all the documents in a timely manner.
- Welcoming; new residents Doug & Jeanette Ries at 206 Lake Tomacheechee; Santana Willis at 106 Cypress, Chad & Lyndsay Smith 126 Palmetto; Jason & Julie Olson at 124 Cypress.
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6. No New Business

Adjournment 8:07pm



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Silverwood Plantation Homeowners Association Meeting

October 19, 2017
Attendee Sign In Sheet

Print Name

Signature

MARTY J. HANODA

CL Felipe

Mitch Birzer

Lisa Birzer

Kristen Norton

JOHN AVITABLE

Pet McGishil