



41 Silver Lake Dr. RINCON, GA 31326

SPHA Monthly HOA Meeting Minutes

October 18, 2018 – 7:00 PM

Board Present:

Call to order 7pm

Marty called for approval of July Meeting Minutes, passed unanimous

President Report:

Marty said the tennis courts are now complete and we have had Doug our maintenance person power wash the basketball court and straighten the pole.

The last lake pump to be replaced has quit, Marty picked up a new one and is helping Justin our electrician install on the weekend, all other fountains are doing great.

No gate issues to report.

We reported to the police the vehicle that took out a Georgia power light head by the clubhouse, Georgia power will bill the person directly.

We have bids out for the drainage at the clubhouse

We have completed road repair on Cypress and Palmetto

Sue Anderson, realtor and resident has a client that is interested in Silverwood.

Thanks to Sherri and Doug Gordy for tagging the Georgia power lights that were out.

Marty also got a quote on rubber mulch for the playground area that is snake repellent, for \$3200, that and the previously approved swing set will be reviewed by the board at the next meeting.

Treasurer Report:

Pat passed out the report for August, the September financials were not received in time to make a report but looked very good.

The question about our non-profit status and the amount of monies that we keep in our general fund was brought up during the last budget meeting, Alex found out that there is no limit requirements to the amount kept in our general fund.

The next budget meeting is Sunday at 4pm at the clubhouse.

Other comments: Vernon Gordy complained about the growth in the drainage ditch along his property, Marty will have Estate Management take a look at the situation.

Marty called for approval of the Treasurer Report, passed unanimous

Committee Reports:

Covenant Compliance:

We continue to make progress on those few outstanding violations, there were 9 people with fines totaling \$9376.29 and the report from Wilson and Kessler shows 13 residents with HOA fees due for a total of \$5,722.55. Mitch reviewed the compliance policy we are working under. Marty mentioned that we are pursuing legal action in the form of judgment and garnishment as a recourse.

Clubhouse/Common Grounds/Lakes:

The clubhouse is waiting on quotes for solving the drainage problems, the French drain that was put in between the clubhouse and the tennis court is working, no water standing on tennis court. Marty had A1 landscaping service



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do general cleanup after the last storm (Michael) for \$500. Marty is supervising the new contract we have with Estate Management over treatment of our 3 lakes. Currently they have to call him for access to the community, thereby tracking the number of times we get serviced.

Office Report:

150 Palmetto was auctioned off to realtor

Clubhouse rentals steady every weekend

Fire hydrant reflectors Marty purchase Doug will replace

DVD and Cards are on order from Carolina Time no indication as to when they will be ready

There is a problem with the gym and we are not able to see tape, to identify who has been messing up the weight room. A new DVR is ordered and will be replaced by Carolina Time

Submitted to Wilson and Kessler; 10/9 \$180 cards and decals

Nominations due Nov 4th besides Pat, Alex has been nominated again

Odie, our cleaning lady will include landscaping to her duties

We have some dead plants from the front landscaping, Sherry will notify Ebenezer Rose

Gazebo should go out before annual meeting: speed and golf carts are an issue

Ordered lenses for the lampposts

Doug is doing a great job at all the maintenance that is done on a regular schedule

Marty Ordered fountain pump

We received Insurance pmt for lighting damage at the clubhouse office system. We have a \$1000 deductible

Welcome Committee:

James Drudy/Deborah Jacobi 408 Lake Tomacheechee

Hayley & Brendan Cavanaugh 119 Red Bluff Cir

James Arentz 363 Chimney Rd (from renter to owner)

Kyndall & Melvin Joyner 157 Palmetto

Jagdish Patel 111 Cypress (renters)

Brian & Laura Goodsite 208 Lake Tomacheechee

Elizabeth Wilcox/David Youmans 100 Red Bluff Run (renters)

Gate: no problems at this time, we still have tailgaters and when the phone service is out due to storms the visitor call box doesn't work as Windstream is our phone carrier.

Roads and Drainage; Jim Browning was not present to report

Social:

The fall yard sale is over and we have had some concerns about the possibility of not continuing with the yard sale.

Mitch will work with Lisa to come up with a survey to get community input. The Annual Fall BBQ is planned for Saturday November 3.

No new business, meeting adjourned 8:40pm

Silverwood Plantation Homeowner's Association, Inc.
 September 2018 Treasurer Report
 August 1 thru August 31

Annual Budget

- 2018 Projected Revenue \$246,168.00
- 2018 Projected Expenses \$294,203.00
- 2018 Projected deficit <\$ 48,035.00>

II. Assets

- General Fund \$171,143.38
- Road Fund 87,295.96
- Drainage Fund 9,389.82
- Gate Fund 2,853.96
- \$270,683.12

III. Monthly Highlights

- SPHA is projected to spend \$48,035.00 more this fiscal year than the 2018 projected revenue. This budget deficit was approved unanimously at the June 2018 homeowner's meeting.
- SPHA will fund this deficit spending from the general fund reserves (see above).
- \$4,030.00 drainage work completed.
- \$16,602.29 expense for repairs to tennis court.



