



41 Silver Lake Dr. RINCON, GA 31326

SPHA Monthly HOA Meeting Minutes

September 21, 2017 – 7:00 PM

Board members present: Marty Haloda, Cynthia Felipe, Kristen Norton and Pat McCorkhill

Marty called to order at 7:13pm

As copies of previous Meeting Minutes, were made available for review, Marty asked for approval, it was 1st, 2nd and unanimously passed with correction on spelling.

Presidents Report: Every effort is being put into getting all residents on board with making sure;

- trash bins are put away after pickup and stored out of sight,
- RV's we have a 2 day in and 2 day return in place, so please let us know when your RV is going to be present, otherwise RV's must be stored offsite or in a garage.
- Light poles need to be painted black satin and the mailboxes Olympic Cape Cod Grey, and they need to be in good condition and working properly.

Thanks to Jim Browning for all the work he is doing on the drainage committee. And we will finally have all the fountains working, one was damaged but has been replaced and thanks to Kristen for her efforts on this task of getting new fountains/lights.

The front sign at the entrance to the community has been there for a long time, the wood has been patched and repainted till it now needs to be replaced. We got a bid from a sign company for \$22,000. We are lucky to have long time resident Doug Edwards that has a business that can do it for \$14,533.32. Marty called for a motion to approve the expense for the lower bid, motion, 1st, 2nd, passed unanimously.

Currently the bottom of the sign is "Planned Community" now is the time to update our moto, Sherry will be emailing residents asking for suggestions.

Treasurer Report:

Pat McCorkhill will be serving as Treasurer till the end of this year's term. Pat reported that we are on target with a solid budget. Even with over spending in lake/ponds we are still good. Pat will be verifying with the bank statement against what we get from Wilson and Kessler, our accountants. Marty called for a motion to approve the report as stated, motion, 1st, and 2nd, passed unanimously.



Covenant Inspection

Cynthia Felipe reported that covenant violation letters were sent out for August 30th with compliance by September 15, and because of the recent Hurricane Irma, the deadline will be October 15th to have these violations corrected. But, please, let us know if you are working on a violation so you don't incur additional fines.

72 1st notice
15 2nd notices
10 3rd with fines

Clubhouse/Common Grounds/Lakes/Office

Sherry reported the Gazebo is out and also on the website. She has had to order more barcode stickers with the monthly sale of cards/decals for the month of September as \$420. We still have panels for the lamppost at \$20 for a set of 4.

For the common ground, please dog owners, pick up what your pet leaves behind! It is becoming like a landmine field.

With all the fountains now working, we just need to get 3 light sets, the price of those are \$5600.00 Marty called for a motion to approve the expense, motion, 1st, 2nd, passed unanimously.

Gate

Currently we have 3 bids for the gate upgrade/replacement. Custom Security \$30,972 with a monthly of 440 per month. Savannah Fence ~\$57,000 with a quarterly maintenance of \$1650. Carolina Time ~\$31,000 with a \$1600 quarterly maintenance. We currently have \$19,000 in the gate fund, a decision on this will be tabled until the board and gate committee meet and discuss.

At present the Iron Gate is disabled pending a battery charger replacement for \$3600. Marty called for a motion to approve the expense for the purchase, motion, 1st, 2nd, passed unanimously.

Roads and Drainage,

Jim Browning; letters were sent out to residents for the ditch cut this past weekend, it looks good and we have only a shorter section left of this component of the plan. Road repair on Cypress Dr. Starts tomorrow. The drainage problems at the clubhouse need to be addressed, currently we only have one bid for \$93,000.00, so we are working on getting an evaluation from 4 engineers' that we have contacted to give us some help. What we need is a systemic plan for the entire neighborhood as the cost is very expensive and we need to address how to pay (HOA/Resident) for these roads/drainages/swales before they get worst.

Social;

Lisa Birzer reported

- Wade Britt has offered to cook BBQ for our next tailgate party on Saturday November 11th
- The next yard sale will be October 14th

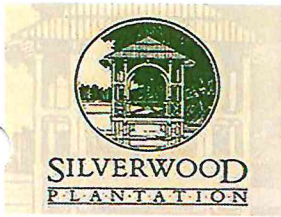


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- Over the years Cherol Lott has volunteered to promote an a humane society drive for animal food donations whenever we have an event, as she is moving away we need some to take up the mantel for her.

No other business Marty call for motion to Adjourn, 1st, 2nd and unanimously pass,

Adjourned at 8:21pm



Silverwood Plantation Homeowners Association Meeting

September 21, 2017
Attendee Sign In Sheet

Print Name

Signature

Jan & John Dean

Jan Dean

Pat McCorkhill

[Signature]

Rebecca + Sean Wehky

R. Wehky

MARTY HALADA

[Signature]

BOBBY EVAN PUMUS GRAM

[Signature]

Jinny + Michael Batt

[Signature]

Anne Sawyers

A E Sawyer

Cheryl + Cheryl Lott

Cheryl Lott

Cindy Fef

Cindy

Phyllis Graham

Phyllis Graham

Ron Baldwin

Ron Baldwin

Mitch + Lisa Birzer

[Signature]

Jean Steozier

Jean Steozier

Juliet Wetmore

[Signature]

Kristen Norton

[Signature]

Ron OSAKO

Ron OSAKO

Kathy O'Sale

Kathy O'Sale