



41 Silver Lake Dr. RINCON, GA 31326

SPHA Monthly HOA Meeting Minutes

June 21st 2018 – 7:00 PM

Attendance from the board: Marty Haloda, Mitch Birzer, Jim Browning, Alex Thompson and Pat McCorkhill

1. Call to order
2. Copies available, approval of previous Meeting Minutes, May 2018 Voted unanimously to approve
3. Presidents Report: Marty reported; the board “volunteered” to pressure wash the tennis courts a couple of Saturdays ago, it looks great but is in need of professional work. Thank you to Jim and Maryanne Browning who did the French drain around the tennis court, and that was a big job. Now that the playground is power washed we will look to get a type of ground cover to make it nicer for the kids.

The Gazebo went out and has a full explanation on the protocol of the gate entry system. Also included in the Gazebo is an explanation of the covenant violation’s policy. Hope you noticed the landscaping we had done to improve out entrance to the community. The no-soliciting sign needed repair and while I was fixing it, a resident kindly offered to help, thanks!

4. Treasurer Report: Pat reported on the budget, gave a hand out of the spending vs expenses. Although we are spending more than the monthly budget, we still have \$204K in the general fund. Pat mentioned that the budget from Wilson and Kessler does not represent the proper budget with the additional 20% increase in HOA fees. We will be having scheduled meeting for the 2019 budget starting June 28th A unanimously vote in favor of approving the report.
5. Committee Reports
 - Covenant Inspection: we have 7 properties at in the fine stage, meaning that they received a third letter with a \$50 fine attached. 5 properties in the 1st or 2nd stage. In the future we will be sending out all letters certified mail
 - Clubhouse/Common Grounds/Lakes: Marty said that all of the fountains are working great. Please clean up after you dog.
 - Office: Sherry reported that we once again hired a contractor to power wash all of the common areas. The Gazebo went out in email and posted on the web. We have had two incidents of reckless driving and tailgating that escalated to a threat, police we called and we are pressing charges on one and waiting for the report on the other. Tailgating is still a very big problem at the entrance. We have a large database of keycards and decals that are no longer used and some residents have more than 20 cards assigned to them, we should try to reduce this. On Sunday I noticed a leak near the front of the clubhouse by the outside faucet, a contractor was called, so far he has just turned off the water at the source, while he attempts to find the type of piping that was used to repair it permanently.
 - Roads and Drainage: Jim reported that we have finished with Palmetto Road at a cost of \$28,500 and work continues on the 2 ditches on Cypress and we are getting started on a permanent fix for the clubhouse drainage problem. We have sand bagged the court as a bandage.



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- Social: Lisa reported that we will have our Fall Yard sale in September, date to follow. We would like to have a BBQ again in November, we need volunteers for the social events we have planned and are looking for more ideas.
- 6. New Business Anne Sawyer asked if we can do something about the signs in the buckets, either make them permanent or remove them. Marty will address it.
- 7. No other business meeting adjourned for vote on new expenditure.

Call to order for the business of voting on new expenditure by Marty Haloda;

Item; Tennis Courts need to be resurfaced and new components.

| | |
|-----------------|----------|
| Court Resurface | \$13,800 |
| Nets | 350 |
| Winds Screens | 530 |
| Rollers | 130 |
| Bench | 671 |
| Pickle Ball | 179 |
| Score | 54 |
| Practice Board | 1585 |

Total \$17,500 to include shipping

All in favor of the additional expense not covered by the current budget, 1st, 2nd and all in favor: unanimous approval

Meeting adjourned

Tennis Courts

| Item | Source | Description | Price | Qty | Total |
|-----------------|---|--------------------------------------|--------------|--------------|---------------------|
| Court Resurface | Jerry Gibson | Repair cracks, resurface both courts | \$ 13,800.00 | 1 | \$ 13,800.00 |
| Nets | http://www.tennis-warehouse.com/ | Edwards 30LS 3.5 mm | \$ 174.95 | 2 | \$ 349.90 |
| Wind Screens | http://www.tennis-warehouse.com/ | Court Wind Screen 6'x120' | \$ 265.00 | 2 | \$ 530.00 |
| Rollers | http://www.tennis-warehouse.com/ | Roll-Dri | \$ 64.95 | 2 | \$ 129.90 |
| Bench | https://www.midwestsports.com/ | Putterman 4' bench | \$ 167.95 | 4 | \$ 671.80 |
| Pickle Ball | https://www.tennisexpress.com/ | Pickle Ball Set Up | \$ 179.00 | 1 | \$ 179.00 |
| Score | http://www.10-s.com/Products/Tennis-Nets/AL1014 | Net Cilip Scorer, GF1010 | \$ 26.95 | 2 | \$ 53.90 |
| Practice Board | https://www.tennisexpress.com/ | STRAIGHT-TILT BACKBOARD 8X12 | \$ 1,585.00 | 1 | \$ 1,585.00 |
| | | | | Total | \$ 17,299.50 |

ECO SUSTAINABLE CONTRACTOR INC.

P.O. B OX 745

METTER, GEORGIA 30439

(912) 685-6916

(912) 536-1694 -Cell

May 25, 2018

Attn: Jim Browning
41 Silver Lake Drive
Rincon, GA 31326

RE: Two Tennis Courts, Silver lake Plantation

PROPOSAL

Eco Sustainable Contractor Inc. proposes for two tennis courts at Silver Lake Plantation as follows:

- Clean and fill cracks
- Install guardian crack repair system
- Install multiple coats of resurfacer to cover crack repair system
- Install two coats of color
- Layout and restripe courts

Color System-----Ten Thousand Three Hundred Dollars (\$10,300.00) Three Years Warranty

Crack Repair-----Three Thousand Five Hundred Dollars (\$3,500.00) 8 Years Warranty



Jerry E. Gibson/President

