

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, Inc.
Meeting Minutes– September 21st, 2023
7PM Clubhouse

Board Members Present:

President – Denise McCorkhill
Vice President-
Treasurer- Beth Stiles
Recording Secretary- Shea Regian
Corresponding Secretary- Cheryl Brown

Residents Present:

- Cindy Felipe
- Anne Sawyer
- Allen Howe
- Trisha Howe
- Jill Tornay
- Paul Tornay
- Paul McMillan
- Bonnie McMillan
- Phyllis Graham
- Suzanne Beck

Call to Order / Welcome- 7:00 PM

Approval of Minutes

SPHA Officer Reports

- **President**
 - ❖ Resident interactions:
 - August 572
 - 442 emails
 - 28 in person
 - 78 phone calls
 - 18 USPS
 - 7 Facebook
 - September 232
 - 188 emails
 - 13 in person
 - 23 phone calls
 - 9 USPS
 - 2 Facebook
 - Year to date 4,358
 - 3,250 emails

- 332 in person
- 630 phone calls
- 129 USPS
- 17 Facebook

❖ **Gym Interactions**

- Unable to pull transactions in DoorKing corrupt data chip.

❖ **Security**

- Cane Bay has set up the cameras in the Clubhouse. New cameras were installed to see down the stairway outside of the Clubhouse as well as inside the main area in the Clubhouse.
- We are unable to add cards to the DoorKing system. The data chip has been corrupted.
- We are in the process of getting everything into one system.
 - DoorKing will be switched to Linear, the same as the gate.

❖ **Message board**

- A lawsuit is pending.

❖ **Playground Pavilion**

- Will need to be repaired due to carpenter ants.
 - Four 8x8 beam posts and shingles will cost \$5,300 for supplies and labor.
 - Voted to tear down the pavilion.

❖ **Lake fountain/lights**

- 150ft has been installed and the lights are working again.
- The Geese away light in the Silverlake pond has been taken out and working again.
- Fountain on Cypress is not working. The electrician has been contacted and he will need to pull it out and see what is wrong with it since tripping the breaker did not work.

❖ **AC**

- Looking into where the leaks are coming from.
- Getting two quotes from two different AC companies.
- Edge recommended getting quarterly maintenance instead of replacing drain pan.

❖ **Clubhouse**

- Charging for Clubhouse use. \$500 for non-residents and \$25 for residents.
 - A change to the Covenants.
 - Results will be forth coming.

❖ **SARC**

- The SARC process is being reviewed.

❖ **Mailbox Committee**

- Mailbox will be revisited if the budget passes.

❖ **Gym/Tennis Court**

- Issues with gym being left a mess.

- With the new system, we will be able to put a lockout from 11pm-5am.
 - We have put a notebook in the gym to let us know if there is anything out of place or destroyed to try to put an end to the mess that is being left behind.
 - New tennis nets for the tennis court have been ordered and received.
 - Plan to revoke membership for a month for the ones leaving the gym a mess is being drafted.
- ❖ **Front Entrance Sign**
 - The Board is working with Edwards Interiors and Graphics on the updated version of the front sign entrance.
- ❖ **Cypress/Palmetto Ditch Work**
 - The second phase of this work is scheduled to begin October 1st, 2023, and last until October 28, 2023.
 - If inclement weather occurs, the ending date of the work may extend into the first two weeks of November.
 - Emails have been sent out to all residents and mailed to all even Palmetto and odd Cypress.
- ❖ **Social Committee**
 - Wine night will be on September 26th.
 - Bunco was held on September 14th.

Maintenance:

- Emptied trash at clubhouse.
- Working with contractors concerning drainage work at Silverwood entrance.
- Spread mulch in common areas.
- Sprayed brush and weeds in common areas.
- Pulled weeds in common areas.
- Focusing on improving landscaping at entrance to Silverwood.
- Assisted repair of broken water line at Clubhouse.
- Purchased oil for cleaning sauna.
- Purchased pine straw for Clubhouse entrance and entrance to Silverwood.

Outstanding items:

- The pavilion by the playground needs the roof replaced and the 4 support beams replaced.

Upcoming Activities

- Social Committee meeting- 10-10-23 at 7pm
- Bunco 10-12-23 at 7pm
- Fall Community yard sale 10-14-23 at 7am-noon.
- Road and Drainage meeting 10-17-23 at 7pm
- Monthly HOA meeting 10-19-23 at 7pm
- Wine night 10-24-23 at 7pm

Reviewing Contracts

- All contracts are up to date.

Motion to approve.... Cheryl Brown

Second Motion..... Beth Stiles

Passed.... Unanimously

- **Vice-President**

- We have 53 covenant compliances open.
 - ✓ 43 in progress
 - ✓ 9 on hold
 - ✓ 1 is a notice from a resident.
 - ✓ 17 closed in January.
 - ✓ 27 closed in February.
 - ✓ 21 closed in March.
 - ✓ 16 closed in April.
 - ✓ 7 closed in May.
 - ✓ 28 closed in June.
 - ✓ 65 have been closed in July.
 - ✓ 10 have been closed in September.

- **Treasurer Report**

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Motion to approve.... Bonnie McMillan

Second Motion..... Jill Tornay

Passed.... Unanimously

- **Recording Secretary**

- N/A

- **Corresponding Secretary**

- N/A

Old Business

- Covenants
- Request for committee help
- The floor in the Clubhouse buckles in the heat.

New Business

- Renewing Sheriff patrol and issuing tickets.
 - Officer Groverstein came to the HOA meeting and explained his duty as far as what he can do.
 - Need to find out if channel # 8TAC92D is compatible with the police.
- Phase 2 of ditch work on Cypress/Palmetto
- Silverwood license plates will be sold for \$20.

Adjourn 8:00 PM

Motion to approve.... Shea
Second Motion..... Cheryl
Passed.... Unanimously