

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, Inc.
Meeting Minutes– January 18th, 2024
7PM Clubhouse

Board Members Present:

President – Denise McCorkhill

Vice President-

Treasurer- Beth Stiles

Recording Secretary- Cheryl Brown

Corresponding Secretary- Shea Regian

Residents Present:

- N/A

Call to Order / Welcome- 7:00PM

Approval of Minutes

- Motion to approve....
- Second Motion.....
- Passed....

SPHA Officer Reports

- **President**

❖ **Resident interactions:**

- December 478
 - 362 emails
 - 23 in person
 - 49 phone calls
 - 9 gate phone
 - 33 USPS
 - 2 Facebook
- January 279
 - 205 emails
 - 24 in person
 - 33 phone calls
 - 7 gate phone
 - 9 USPS
 - 10 Facebook

❖ **Gym Interactions**

- December
 - 118
- January
 - 265

❖ **Tennis Court Interactions**

- December
 - 3
- January
 - 67

❖ **Clubhouse Interactions**

- December
 - 2
 - Resident
 - Resident
- January
 - 3
 - Resident
 - Resident
 - Resident

❖ **Security**

- Cane Bay has set up the cameras at the Clubhouse.
 - We still have to add the new camera to view the gym/tennis court entry, the blind spot by the storage room and a camera to view the other side of the parking lot.

❖ **Clubhouse**

- A step-up to the entrance of the Clubhouse has been installed.
- A smaller desk for the office has been purchased.
- Wheelchair accessible bathroom renovations are to take place on:
 - January 10th, 11th, and 12th.
 - January 15th, 16th, 17th, 18th and 19th.
 - January 22nd, 23rd, 24th, 25th, and 26th.

❖ **Gym/Tennis Court**

- Cane Bay fixed the Tennis Court gate where it closes properly.
- They said the hinges on the gate are worn out.
 - Cane Bay is working on getting this ordered for us.

❖ **Front Entrance**

- The entrance sign has been pressure washed and painted.

❖ **Cypress/Palmetto Ditch Work**

- The second phase started on October 1st, 2023, and will last until October 28, 2023.
- As of January, this project is still in progress.

❖ **Maintenance:**

- Emptied trash at clubhouse weekly.
- Working with contractor concerning drainage work at Silverwood entrance.
- Blew leaves from parking lot, tennis court, basketball court, and clubhouse parking lot.
- Spread mulch in common areas.
- Removing underbrush in common area by the back pond.
- Assisted contractor in repairing the elevator lift.
- Completed Tennis Court drainage repair.
- Designed and constructed entrance step-up to Clubhouse.
- Conducted controlled burn of large number of vegetative debris behind the Clubhouse.
- Met with contractor to review design for Clubhouse bathroom renovations.

- **Projects in progress:**
 - Drainage repair at entrance to Silverwood.
 - Drainage maintenance on ditch between Palmetto Dr and Cypress Dr.
 - Spraying weeds and pulling weeds at Silverwood entrance and around pond on Cypress.
 - Cutting down low hanging limbs, removing unwanted brush, and removing unwanted trees in common area by the back lake.

- **Outstanding items:**
 - Clubhouse bathroom renovation.
 - Basketball Court repair.
 - Flooring in the Clubhouse and Gym.
 - Fix hole in men's bathroom in the Gym.

❖ **Covenant Compliances**

- We have 69 covenant compliances open.
 - ✓ **51 in progress.**
 - ✓ **9 on hold.**
 - ✓ **2 need verification.**
 - ✓ **1 notice from Resident**
 - ✓ **210 have been closed.**
 - 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 closed in July.
 - 10 closed in September.
 - 3 closed in October.
 - 5 closed in November.
 - 11 has been closed so far for December.

Reviewing Contracts:

- All contracts are up to date.

- **Vice-President**

- N/A

- **Treasurer Report**

For 2023

- 8 residents on the Delinquent list.
- Over budget in recurring expenses by approximately \$20,000.
- Over budget in recurring revenue by approximately \$22,000 which nets out.
- Tree pruning (not related to the landscape project) was over budget by \$8,000.

- Motion to approve....
- Second Motion.....
- Passed....

- **Recording Secretary**

- N/A

- **Corresponding Secretary**

- **Social Committee**
 - Bunco will be on January 11th at 7:00PM
 - Social Committee will have a meeting on January 16th at 7:00PM
 - Wine night will be on January 23rd at 7:00PM
 - Pickleball Tournament.
- **Upcoming Activities:**
 - BUNCO 2-8-24 at 7:00PM
 - Couples Night 2-13-24 at 6:30PM
 - Social Committee Meeting 2-13-24 at 7:00PM
 - HOA Meeting 2-15-24 at 7:00PM
 - Road and Drainage Meeting 2-20-24 at 7:00PM

❖ **Old Business**

❖ Old Business

- Covenants
- Request for committee help.
- Waiting for the plan from the Sheriff Dept.
- Working on getting quotes for Basketball Court repair.
- Yard of the Month.
- Clubhouse Flowerpots.
- HOA payment booklets.
- Why we increased the HOA dues.

❖ **New Business**

- N/A

As no Residents were present, meeting **adjourn** 7:05PM