

Minutes

Board meeting SILVERWOODS CA

DATE	May 13,2025
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TIME	6:30PM Live Meeting
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MEETING CALLED TO ORDER BY	Marc Bognar
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IN ATTENDANCE

Marc, Bognar, Laura Giorgianni; Cal Hargett; Patricia Scott; Len Janssen

Meeting was Live with 46 Homeowners & Tabitha in attendance

APPROVAL OF MINUTES

The Minutes from March & April were reviewed and approved with no dissent

BOARD

Marc reminded members of the Meeting etiquette guidelines

REPORTS

Committee Reports:

- Inspection & Premier
 - o Nothing to report on Inspections
 - o Homeowners were reminded to Complete power washing. Houses on North of Luzerne exempt until end of July due to ongoing construction
 - o Premier finance dept is having some challenges keeping up w calculations as homes are being constructed. Laura will be working w Premier to keep up w changes
- Pool/Clubhouse/Welcome - Trish
 - o Ocean Waves is scheduled to soft wash clubhouse on 5/13
 - o Pool will be open on May 24th
 - o Motion to purchase replacement True Fitness Apex Elliptical for \$5,445.00 Voted on and approved.
 - o Discussion of possible outside shower was tabled. Committee will be formed to evaluate
- Maintenance/Ponds - Len:
 - o Ponds
 - Lights on Ponds 1 & 2 will be replaced this month.
 - Normal Pond Maintenance will be done this month.
 - o Maintenance

04/23/25 A homeowner notified us that the A/C in the gym was not working. Airmaster's came out on 4/24 and eventually determined that the thermostat was bad.

04/24/25 Installed the "No Soliciting" sign on the PCAM post at the east entrance.

05/08/25 Bruce Rose and Joe replaced 4 sign post and added one new post by the trail entrance on Old Forge. All post are 4x4 PT and have both the old & new signs attached. Added a new sign to the existing 4x4 post at the trail entrance on Thornton Drive. Will be adding a post, PCAM sign, and "No Soliciting" sign to the west entrance when ongoing construction in that area allows, and one more post and signs to be installed at an undetermined location.

05/09/25 Marc and Joe met with a contractor to get an estimate for repairing, cleaning and painting the white fence along Beaver Dam Road.

- Finance/Investments - Laura

- Financials:

- April's income is \$4326 above budget, \$3200 of this is from the settlement of three townhomes and one single family home.
- On the expense side, larger variances are as follows:
- Landscaping for April still shows a large variance due to invoicing problems and the March and April payments not being processed. As of the beginning of May these payments were processed, along with the May payment. The large variance for these lines will be resolved on the May income statement.
- Clubhouse Insurance has a variance as we make pay the installments versus the budget of a lump sum payment in January.
- The social committee expenses now have their own expense line on the income statement. This line will show a negative variance for the remainder of the year as the social committee budget is grouped under clubhouse maintenance on the 2025 budget.

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- Investment Committee:

- There are two CD's coming due on the date of our June board meeting. In order to give PCAM direction on how to proceed with this money prior to maturity (6/12/25) we need to discuss how to proceed with these CD's tonight. The CD's are an Amenities LTR CD & and Operating Reserve CD. Both currently are a 7-month term with a 4.4% interest rate. The investment committee recommends to the board to roll both CD's into 7-month CD's again as this provides the best interest rate (3.95% as of 5/1) of CD's offered at Alliance Bank and doesn't lock the money up for a long period of time.
- Motion made seconded and approved

- Landscaping/Social - Cal

- Landscaping
- Update of program. 6 cuts so far. Cut days will continue to be on Thursdays, weather permitting. 2nd lawn treatment scheduled tentatively May 20th. When confirmed, advance notice will be sent to homeowners. We are adding the first section of Villas for our Landscape Company to add for cuts, trimming, and hard edging. Initially, we are adding 20 Villas from Beezer and DRB. More will be added as they are completed and construction materials removed. Feedback is that homeowners are pleased with these services.

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- Social
 - 3 future events Planned
 - 5/16 Outing to Bethany Brewing
 - 5/24 Pool opening Party
 - 6/26 Shorebirds outing
 - Look for a survey on Facebook re social events

Property Manager Report – Tabitha

- Inspections & Premiere
 - Inspections moved to bi-weekly starting April
 - No outstanding violations

ARCs

1 application completed 2 Approved

Balances

Operating Account - \$57,470.76
Operating Reserve - \$73,772.46
LTR Account- \$128,670.19
Total - \$259,914.12

Real Estate

3 Townhomes settled
1 House resold on Luzerne

Delinquencies

0-30 Days - \$9,466.64
Over 30 Days - \$878.27
Over 60 Days - \$2,521.15
Over 90 Days - \$1,011.99
Total - \$13,878.05

This includes the Beazer and Developer lots as they have not been paid and the Board, PCAM and Beazer are working together to get these updated.

Old Business

- Beazer Update
 - o Waiting for re-draft from Beezer attorney. Should have shortly
- Additional Clubhouse Amenities Update
 - o Verbal agreement to build second Pool & Amenity building. Thornton already donated land. Final agreement in process.
 - o Pickleball/Bocce Courts -Contractor does not agree w Engineer on Markings Ken Cimino & Engineer to review Revolves around drainage.
- Seal coat on Parking Lot
 - o Will not be done until Amenities are completed.
- Tree Inspections scheduled for 5/15

New business.

- Verizon Bulk Services Agreement
 - o Lively discussion with many questions asked and answered. Attendees were generally very supportive. Board committed to vote by end of month

Open Discussion – Homeowner Concerns.

- o Trees on common area of DRB lots
 - DRB has agreed to install 10 trees, install date pending
- o Bocce & Pickleball courts construction should start shortly (weather permitting). Goal to complete is by end of spring.
- o Question raised about additional street lights near the intersection of the clubhouse parking lot.
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Adjournment & Executive Session