



Meeting of the Board of Directors Minutes

February 4th 2019

Silver Shores Master Association Inc.

Board of Directors Meeting

The Meeting was called to order by the President, Morris Hatcher at 7:05 pm and roll call was taken.

Parcel	Representative	Position	Present Yes No
Parcel A	Rasheem Howell	Director	X
Parcel B	Morris Hatcher	President	X
Parcel C	Ed Hill	Secretary	X
Parcel D	Del Ellis	Vice President	X
Parcel E	John Gabel	Co-Chair	X
Parcel F	Gloria Kosiba	Director	X
Parcel G	Olga Morales	Director	X
Parcel H	Rollington Mills	Director	X
Parcel I	Elmer Foster	Treasurer	X

The property manager, Armando Fernandez, took roll call. All Board Members were present for the meeting except Gloria Kosiba and Ed Hill.

Quorum

A quorum was present and the Board of Directors Meeting was formally recognized.

Motion:

The president requested that all members take a few minutes to review the Board Minutes and the Management report. He reminded the directors that there are two sets of minutes because of the Annual Meeting that was held. A motion to accept the minutes as written was made by Rollington Mills and seconded by Dell Ellis; all were in favor.



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Old Business

Special Assessment Update

The first item was the update on the special assessment. The manager, Armando Fernandez had a list of residents that have not paid per a report from Jenark. The president was not comfortable with the information and felt that the numbers were not correct. He requested that head of accounting for Kw Property Management be invited to the next board meeting and requested that this topic be tabled until then.

Berm in Parcel G

The next item was the Berm behind parcel G. The landscape company, The Shores Management presented a quote for several phases to beautify the area. The Shores Management would like to remove at least fifty percent of the hardwood trees. They would then stump grind and remove the root system that are a major cause to why the hedge is not healthy. They would then like to add a hedge of arabacola or just leave the area with no hedge. This would mean that the sprinkler system that has been broken by the tree roots would need refurbishing and sod would be filled in. The board requested that The Shores Management add the cost of an excavator to help the process and present the added cost at the March meeting.

New Business

Replacement of Sliding Glass Doors- Guardhouses

The first item under new business was the replacement of the sliding glass doors of the guardhouses at both the east and west side. Olga Morales believed that the quotes were not apples to apples. One contractor had a quote for PGT products and the other did not. John Gable requested that the community look at the option of going with the PGT product and requested the manager to get a quote with the same product from G&G Equipment Rentals. The Directors agreed that the manager needs to get this information together and email the Board with it so a decision could be made on an apples to apples bid.



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Ratification of Violations

The next order of business was the ratification of the violations. There were 83 violations to be approved to be sent to the fining committee. After a period of reviewing, Del Ellis motioned to approve and continue the process to fine. Rollington Mills seconded the motion; all were in favor.

Adjournment:

Motion:

A call to adjourn the meeting was made by Del Ellis and seconded by Elmer Foster; all were in favor. The meeting adjourned at 8:30 PM.

Respectfully submitted by, Armando Fernandez, LCAM

President

_____,
Date