



Annual Meeting - 2025



Gail McCracken, President

Jean Kelley, Treasurer

Lou Ann Hebble, Pool/Irrigation

Beth Wardlaw, Landscaping

Kay Jenkins, Architectural Requests

*** John Towey – VCA representative**

Your Silver Oaks Board

Presentation Topics

- **President's** Community Update
- **Treasurer** Financial report
- **Landscaping** Past & Future updates
- **Architectural** 2024 Accomplishments & New options adopted
- **Pool/Irrigation** Updates and planned projects
- **VCA** Community Update



President – Gail McCracken

Thank You

- Busy year, lots of improvement projects
- Assessments were all paid on time
- Several residents volunteered and helped with many projects to make them successful
 - **Landscape committee** updated neighborhood guidelines (Angie Zotos, Kay Jenkins, Michael Maloney, Dennis Paul)
 - **Mulch** (Dennis Paul)
 - **Holiday lights** (Lenny Michaels, Richard Grieshop, Dennis Sobieski)
 - **Social Events** (Tom & Diane McFiggin, Donna Allen, Angie Zotos)

Common Elements Improvements

- Replaced all 13 streetlights
- Replaced privacy hedge along Silver Oaks Drive
- Installed flower beds at entrance monument, in front of pool and island.
- Installed new coach lights at every residence
- Established a Pool Reserve in general budget for future renovation. No assessment dollars.
- Established a Road Reserve
- Printed and distributed Resident Handbook to all homeowners
- Email consent forms – saves postage
- No increase in quarterly assessments

Treasurer's Report – Jean Kelley

Revenue / Income 2024

▪ HOA Operating Income	\$ 281,600.00
▪ Special Assessments Income	\$ 128,000.00
▪ Late fees Income	\$ <u>160.87</u>
▪ Total income	\$ 409,760.87

Expenses 2024

▪ All General Operating	\$ 275,511.61
▪ Reserve Allocated Expenses	\$ 73,200.00
▪ Special Assessment Expenses	\$ <u>113,325.05*</u>
▪ Total Expenses	\$ 360,043.26

▪ * \$ 14,674.95 Special Assessment Pending Expenses

Treasurer's Report – Jean Kelley

Cash Balance December 31, 2024

▪ Cash – Operating Account	\$ 71,056.38
▪ Edward Jones – Investment CDs (reserve funds)	\$ 127,830.01
▪ Cash – Various Reserve Funds	<u>\$ 130,290.15</u>
▪ Total	\$ 329,176.54

Reserve Funds Breakdown

▪ Pavement	\$ 10,000.00
▪ Pool	(\$ 881.19)
▪ Roofs	\$ 13,311.00
▪ Exterior Painting	\$ 128,247.00
▪ General	\$ 90,359.72
▪ Interest Earned	<u>\$ 13,900.84</u>
▪ Total Reserves	\$ 254,937.37

Treasurer's Report – Jean Kelley

Outlook for 2025

- Planned budget - \$ 281,585
- No HOA increase, maintaining the \$ 1,100 per quarter
- No increase to SOHA expense to Pegasus Management
- Adding a storm clean up category to reserves, \$ 320 per month

Architectural Committee – Kay Jenkins

- Reviewed approximately 40 ARC applications between March 2024 and February 2025
- Oversaw replacement of 30 year old streetlights, bases, power stations and photocells
- Put together and supervised committee to install holiday lights, nightly checks, replaced strands as needed, removed and packed for storage.
- **Special thanks to Lenny Michaels, Dennis Sobieski and Dennis Paul for their help.**
- Neighborhood looked beautiful!
- Added guidelines for replacement of front doors

Landscaping – Beth Wardlaw



- Supervised replacement of privacy hedge, installation of flower beds at front, pool and island
- Replaced parts of hedge around pool
- Cleaned up marsh area, tree trimming
- On-going review and approval of landscaping ARCs
- Inspection of improved runoff from homes prior to mulch application. **THANK YOU TO RESIDENTS & Dennis Paul**
- Interface between residents and Lewsader for any issues that came up

Pool/Irrigation – Lou Ann Hebble

2024 Actions - update

- New monitoring app purchased to enable Bradford Irrigation to monitor, repair and modify sprinkler system from offsite – helps cut maintenance costs.
- New announcement sign

2025 Planned Projects

- Purchase new lounge chairs (on order), expect arrival early April
- In process of gathering bids prior to any decision on whether to paint or replace fence surrounding pool area

Silver Oaks Homeowners Association Website

<https://thevinesca.com/silver-oaks/>

VCS Community Update – John Towey

- Year end - \$91K under budget, \$4K member equity
- Lake Restoration
 - Completed – Fairway Bends, Southwind, Grand Palm and Part of Hole #7
 - In progress – Silver Oaks, Completing Hole #7
 - Next year – Vintage Trace
- Aerator noise abatement - Multiple relocations and sound proofing
- Front wall repair
 - Original plan not feasible due to sewer easements
 - Continuing permitting challenges on current plan
- Hurricane Preparedness Plan
- Collaborating with ECC on Long Range Strategic Plan
- Rails to Trails
 - Monitoring progress to raise \$82M to purchase rail property
 - Working with architect on preliminary designs for bridge over Vintage Trace

The Vines Community Association Website
“TheVinesCA.com”



Thank you !

We are so lucky to have such dedicated homeowners, and we are grateful for all the support, commitment and cooperation you have provided to keep our neighborhood beautiful. Your support and participation is key to our community's success. We look forward to our continued working together.

Sincerely,

The Silver Oaks Board