

SILVERLEAF SUBDIVISION HOMEOWNERS ASSOCIATION

Special Community Meeting - Meeting Minutes

Date: Thursday, September 3, 2026

Time: 6:00 PM

Location: Anderson County Main Library, 300 N. McDuffie Street, Anderson, SC 29621

Board Members Present: Jae Ellison (President), Kerri Marvel, Curtis Colburn

Management: Bradley Smith, Steward Property Management

CALL TO ORDER & WELCOME

The meeting was called to order at 6:00 PM by Board President Jae Ellison. Board members were introduced and a brief overview of the evening's agenda was provided to those in attendance.

POOL HOUSE FIRE - UPDATE & REBUILD PLAN

Board President Jae Ellison provided the following official statement on behalf of the Board of Directors:

On the evening of July 4th, 2026, a fire broke out at the Silverleaf pool house located at 618 Laurens Drive. The Anderson Fire Department responded and the fire was extinguished. The pool house structure sustained severe damage and is not currently operational. The fire marshal has completed its investigation and ruled the incident accidental. A claim has been filed with State Farm under the Association's property insurance policy. The Board is committed to a full rebuild and will provide updates as the insurance process and contractor selection move forward. The Association is not pursuing any claim against individual homeowners — that determination rests solely with State Farm.

State Farm has completed their assessment and the adjuster has submitted the findings for approval, seeking the full insured amount. The board is currently awaiting final approval and confirmation of the total amount to be disbursed for the repair.

The following questions were raised by attendees:

Q: Will the pool house design be similar to the previous one?

A: The board has not yet reached the design stage. The final insurance allocation must first be determined before the design of the pool house can begin. The design does not need to replicate the previous structure exactly, the only requirement is that the rebuild must stay within the insurance budget.

Q: What is the deductible and how will it be paid?

A: The deductible is \$5,000 and will be paid from the community's already existing operating funds.

Q: What have the contractor quotes come in at?

A: Two quotes have been received, both under the expected insurance claim value. The board is continuing to field additional quotes and will conduct a full evaluation before selecting a contractor.

Q: What is the plan for the pool system going forward?

A: The original pool system was a salt-based system, which was transitioned to chlorine around 2010. The board is exploring a return to a salt-based system for ease of maintenance and reduced ongoing cost.

INTRODUCTION TO STEWARD PROPERTY MANAGEMENT

Bradley Smith, Co-Founder of Steward Property Management, provided an introduction to the community covering the following:

- Bradley Smith was introduced as the primary point of contact for all community matters and can be reached directly at silverleaf@stewardhoa.com.
- The Vantaca Homeowner Portal is now live and available to all Silverleaf residents. The portal allows homeowners to make online dues payments, access community documents, submit ARC requests (beginning October 1st), and receive community announcements. Homeowners can log in at home.stewardhoa.com, which is also linked on the Silverleaf website. All homeowners should have received their unique login credentials via email or physical mail — if you have not received yours, please reach out to silverleaf@stewardhoa.com for assistance.
- Steward is currently conducting an independent review of the Silverleaf CC&Rs and bylaws as part of its standard onboarding process. Findings and recommendations will be shared with the board and the community once the review is complete.
- All active vendor contracts are under review for scope, pricing, and insurance compliance to ensure the community is receiving appropriate service at a fair cost.

BOARD OF DIRECTORS ELECTION

Board President Jae Ellison presided over the election for two open seats. Nominees were introduced and each provided a brief statement to the community. Written ballots were distributed and collected. Votes were counted by the appointed inspectors of election.

Election Results:

Jon Clayton - Elected

Patricia Black - Elected

Jon Clayton and Patricia Black are hereby seated as members of the Silverleaf HOA Board of Directors, effective immediately.

Updated Board of Directors:

Jae Ellison — President

Kerri Marvel — Board Member

Curtis Colburn — Board Member

Jon Clayton — Board Member

Patricia Black — Board Member

ADJOURNMENT

There being no further business, the meeting was adjourned. Homeowners with additional questions or concerns were encouraged to reach out to Steward Property Management at silverleaf@stewardhoa.com.