

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
May 5, 2011
Lake Asbury Elementary School Cafetorium

The Annual Meeting of the Silver Creek of Clay County Homeowners Association, Inc. was called to order at 6:43 p.m. The Board was introduced: President, Tammy Lewis, Vice-President, Kyle Fresh, and Secretary/Treasurer, Brian Low. Also in attendance was Kathy Melton representing The CAM Team.

Tammy Lewis explained that this Annual Meeting was held to comply with the dates specified in the community documents.

Fifty-one members were present either in person or by proxy. Proxies were certified and a quorum was not established.

Proof of notice of the Annual Meeting was provided showing that notice of the meeting was sent to homeowners in accordance with statutory guidelines.

The minutes from the October 2010 Annual Meeting were approved as written.

President's Report:

- The stop sign petition requires signatures from 51% of the homeowners. To date, approximately 160 signatures have been collected, which is considerably short of the required number. The neighborhood has been canvassed several times with little success.
- The Board of Directors meets on the first Thursday of each month, usually at the Lennar model home. Information about the meetings can be found on the community website and on signage in the neighborhood. Homeowners are encouraged to attend.
- Improved community participation is a goal of the Board of Directors. A movie night sponsored by Lennar Homes was held in March. A pool opening event is scheduled for May 21st from 5-8pm. A quarterly newsletter was started in January and is posted on the community website.
- The community website is www.mysilvercreekhoa.com. In addition to the newsletter, the website provides information about upcoming events, dates of Board meetings, minutes, a copy of the Covenants and Restrictions, and important phone numbers.
- A forced cut program was instituted to take care of lawns that are either abandoned or not being taken care of by the current resident. The steps required are to **identify** the out of compliance property, **notify** the homeowner and then **rectify** the issue.
- A new key card system has been purchased for the pool. A "prox" card controlled gate and door system is being installed on the pool access gates and bathroom doors. This will provide easier access and monitored control of the gates at the pool for Silver Creek residents only. In addition, the pool can be locked down after operating hours, and homeowners access can be suspended if they are more than 90 days in arrears on their assessments. Surveillance cameras are being installed by Digital Xtreme in around the pool cabana for increased security.
- Collections against homeowners who are delinquent in paying their assessments are being pursued aggressively. All legal avenues provided by the community documents and Florida Statutes will be utilized. Renters will be sent a notice to pay their monthly rent directly to the Association instead of to the delinquent homeowner until the past due assessments are paid in

full. Liens will be filed against delinquent homeowners (currently nineteen (19) are in process). Ultimately, a HOA can foreclose on a homeowner for non-payment of assessments. Another option being considered is to turn delinquencies over to a collection agency where the delinquency will be reported to all credit agencies.

- The Association needs volunteers for the Hospitality and Welcoming Committee, the Fines Committee, and the Architectural Review Board. Please contact Management if you are interested.

Treasurer's Report:

Brian Low reported that the community will have 600 homes when completed. Currently 560 homes have closed, leaving 40 builder lots. Projected income for 2011 is \$275,500. The current assessments are \$475.00 per closed lot per year and \$237.50 per developer lot. The aged owner balances were discussed. The total amount outstanding from delinquent homeowners is \$176,608.

Committee Reports:

ARB Committee – Letters were sent to all homeowners who have made improvements to their property and who do not have an approved ARB form in their file. Homeowners who do not comply may be referred to the fining committee and/or the attorney for further action. One additional ARB member is needed.


Hospitality and Fining Committees have been formed. Additional volunteers are needed. The committees meet as needed and report to the HOA Board monthly.

The election of officers was not held as a quorum was not established. The current Board will remain in place until the next Annual Meeting.

The floor was opened for questions and comments from the members.

Of special note was the discussion concerning several of the Covenants and Restrictions. The C&R's do not specify a type of grass that must be planted. In addition, sheds may not be more than 3 feet taller than the fence.

The meeting adjourned at 7:50 p.m.


Respectfully Submitted,

Kathy Melton, CAM