

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
October 6, 2011
Lennar Model Home

Present: Tammy Lewis, Brian Low, Glenda Esco, and Kathy Melton representing The CAM Team at RE/MAX Specialists. Also in attendance were Barbara Ward, Harley Blackstock, Ed and Theresa Smith, and Joseph and Charlene Fontaine.

The meeting was called to order at 6:35 pm by Tammy Lewis.

The minutes from the September 1, 2011 meeting were approved as written.

Committee Reports:

Architectural Review Committee: One outstanding ARC request was reviewed. The committee is reviewing the list of homeowners who made improvements without ARC approval so that second notices can be sent.

Funds:

The balance in the Operating Account at the end of September was \$67,511.19. The balance in the Money Market Account was \$146,017.19. Statements for fourth quarter assessments were mailed out mid-September. A payment of \$637 was received from a rent notice sent to a homeowner who was in arrears and has a tenant in the property. Harley Blackstock asked the Board to consider an early payment bonus for homeowners who pay their accounts in full in January. The Collection Tracker was reviewed. The legal actions approved at the September meeting have been sent to the attorney.

Management requested permission to move the Operating and Investment accounts from Compass Bank to Community Association Bank. Community Association Bank offers a superior lock box system and integrates well with the accounting software. A motion was made by Brian Low to move the accounts to Community Association Bank. Glenda Esco seconded. None opposed.

Old Business:

The gate system is working smoothly. Rules and regulations need to be developed to deal with homeowners who are not abiding by the pool policies. Problems include unattended younger children, horseplay, and residents letting other people into the pool area. The policy needs to be in place prior to the Annual Meeting next year.

A quote was received to replace the pole at the far end of the pool so the final camera can be mounted. If the wires are located and no conduit is required, the price for a fiberglass pole and connection of the camera is \$1,664. If additional wiring/conduit is needed, the price would be \$2,849. Digital Xtreme has been given a deadline of Friday, October 7, 2011 to replace two of the cameras that are not operating properly and to upgrade the hard drive.

Two quotes have been received to resurface the pool and complete the deck work.

All About Pools – Cost to resurface the pool and install new tile - \$31, 250

Stanley Pools – Quartz pool finish and tile work - \$41,060

Pebble pool finish and tile work - \$48,905

As the pool will be drained, it will have to be brought up to current code standards. The county will come out to detail what must be upgraded. Several more bids for the project are being requested.

New Business:

The landscape contract has been sent out for bid. Oasis Lawn Care has submitted a proposal. Three additional bids have been requested. The Board asked that a 60-day termination notice be sent to Down to Earth effective December 31, 2011.

Homeowner Concerns:

Harley Blackstock stated that the erosion problem around Pond 15 is worse since the rains and expressed his concerns that someone is going to get hurt. Management will contact Rob and request that the area be marked with flags/tape to alert residents to any dangers.

Grass is being blown into the ponds by the landscape crews.

Barbara Ward read a letter to the Board requesting that a sidewalk be considered on the common area known as C-6 (located on Firefly Dr.). In addition, she requested a piece of sidewalk be completed in front of 3213 Silverado to allow for handicap access to the sidewalk in that area.

The next meeting is scheduled for November 3, 2011 at 6:30 p.m. and will be held to consider the 2012 budget.

The meeting was adjourned at 8:11 p.m.

Respectfully Submitted,

Kathy Melton, CAM