

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
June 2, 2011
Lennar Model Home

Present: Tammy Lewis, Brian Low, and Kathy Melton representing The CAM Team at RE/MAX Specialists. Also in attendance were Glenda Esco and Barbara Ward.

The meeting was called to order at 6:38 pm by Brian Low.

Brian read the minutes from the April 7, 2011 meeting. Brian made a motion to approve the minutes as read. Tammy Lewis seconded. None opposed.

Committee Reports:

Architectural Review Committee: Letters were sent to homeowners who have made exterior changes with no approved ARC form on file. Most ARC forms submitted were approved, but there are several issues that will have to be addressed.

Funds:

The balance in the Operating Account at the end of May was \$50,451.98. The balance in the Money Market Account was \$145,822.62. Statements for the third quarter assessments will be mailed in a few weeks. The Board is willing to work with homeowners who are delinquent on their assessments by working out a payment plan. A question was raised concerning pool access for homeowners who are on a payment plan. Management will confirm with the attorney that the Board can approve access on a case by case basis.

Old Business:

The gate at the pool needed to be strengthened and sturdier posts were put into place. The section of fence next to the building will be eight (8) feet tall to make it more difficult to climb over. The card key readers will be put back in place and several additional cameras will be installed. Card keys are available at The CAM Team office at RE/MAX Specialists on Park Avenue.

New Business:

Kyle Fresh resigned from the Board effective today. Glenda Esco indicated that she would like to serve on the Board. Tammy made a motion that Glenda be appointed to the vacant seat on the Board. Brian seconded. The motion passed.

Brian reported that he will be in touch with Clay County Public Works to request a sign survey as several street signs are missing. Also, Brian will request information as to whether stop signs can be cemented into the ground and whether the signs can be changed. Finally, the Board wants to move the "Caution Children" sign up front as it is currently obscured by a tree.

Bushes in the common area were damaged by a drunk driver, who is a tenant in the neighborhood. The cost to replace the bushes is \$530.00. Management will contact the tenant's insurance company to request reimbursement.

The Board would like to purchase four to five umbrellas with stands for the pool.

The Bulletin Boards need to be repaired. Tammy is working on several ideas to fix them.

The ponds are currently not in good shape. Mark Lewis will get in touch with Aquatics to address several issues, including trash removal. Children have been playing in drainage pipes because the pond levels are low. This is a safety concern and the installation of bars was suggested.

Sprinklers at the front entrance have been coming on in the afternoon. Down to Earth will check the timer and make appropriate adjustments.

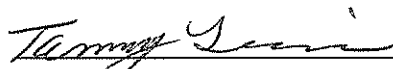
A Back to School event was suggested. A date was set for Saturday, August 13th from 5-8 pm and the event will be similar to the Pool Opening party in May. The Association will provide hot dogs, drinks, and sno-cones. Activities will include a slide for the children.

The meeting scheduled for July is canceled. The next meeting will be August 4, 2011.

The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Kathy Melton, CAM

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Signature