

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
March 1, 2012
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 James Darling and Jennifer Russell.

The meeting was called to order at 6:36 pm by Tammy Lewis.

A motion was made by Glenda Esco to approve the minutes of the February 2, 2012 meeting as written. Tammy Lewis seconded. None opposed. Brian Low signed the minutes.

Committee Reports:

Architectural Review Committee: The second round of notices to homeowners who have made improvements without an ARC approval will be going out soon. A homeowner whose request to change the colors on his house was denied resubmitted his form with a change of paint color for the garage door. The Committee discussed the request and feels that the color chosen for the house is too dark and is not compatible with the character of the neighborhood. Management has requested ARC forms from Lennar Homes for the fences they have installed.

Funds:

The balance in the Compass Operating Account at the end of February was \$45,663.75. The balance in the CAB Operating Account was \$60,309.71. The balance in the Compass Money Market Account was \$146,259.70. With the changeover to the new accounting system almost complete, the Compass bank accounts will be closed this month. Collection efforts continue and courtesy letters were sent to homeowners at the end of the year. The write-off of \$1,544.60 on Lot 285 was signed.

The March 2012 Collection Tracker was reviewed. The requested actions to file five (5) intents to lien, five (5) liens, and two (2) intents to foreclose lien were approved. Glenda made a motion to proceed with eight (8) Association foreclosures on homeowners whose delinquent balances are in excess of \$3,000. Tammy seconded. None opposed. Management will send a final letter giving homeowners ten days to contact the office to make payment arrangements, or the foreclosure action will proceed.

Old Business:

A quote was received from River City Signs to replace the bulletin board at the entrance. The total cost will be \$2,096.13. The sign will be moved from its present location to the second median. Glenda made a motion to purchase the sign. Tammy seconded. None opposed.

Two types of lights for the front pond were recommended by Allstate Electric: pole lights that match the ones at the entrance and bollard lights. Glenda requested that Management get a quote for a fountain for the pond. A suggestion was made to add pole lights (12-15 feet tall) along the main roadway to the second Creekfront Dr. Management will request a bid.

The quote to repair Pond 15 is \$35,308, plus an additional \$3,000 if Clay County Utility Authority requires a before and after TV inspection of their sewer main that crosses the pipe line on a very critical

angle. Glenda made a motion to proceed with the bid to repair the pipe at Pond 15. Tammy seconded. None opposed.

The plants at the pool area will be replaced. The front entrance is being spruced up. The trees have been pruned, dead growth has been cut back, and mulch is being put in. The area between the Silver Creek and Rolling Hills neighborhood will be bush hogged on Monday. The path will be cleared to the pond in the Silverado and Creekfront area, as well. The sycamore trees will also be relocated from the pool area. The Board is pleased with the progress Tree Amigos has made in the community.

Kathy consulted with Aquatic Systems and Vern Wickline from the St. Johns River Water Management District concerning acceptable plants to prevent erosion around the ponds. Aquatic Systems recommended putting rock in the areas around the mitered ends, where the worst erosion is occurring. Management will get a bid to put river rock in those areas from Jim Proctor, Tree Amigos. Pictures of two other aquatic plants, Pickerelweed and Arrowhead, were passed around. The Board requested pricing to install these plants.

Brian raised the possibility of putting in a well system for the sprinklers at the front entrance. Management will contact Jim Proctor to determine the feasibility of a well. If a well is not possible, the costs to change from potable to reclaimed water at the entrance will be requested.

The dates for the Garage Sales have been set: April 14th and October 13th. The Board requested that a message be put on the website that the Easter event will not be held this year due to a conflict with the school schedule.

A new draft of the Pool Rules was presented. Several changes were suggested, including the hours the pool is open. The Pool Rules will be finalized at the April meeting and will be mailed to homeowners in the Annual Meeting Notice.

The signs prohibiting motorized vehicles around the ponds and in common areas have been ordered and will be in soon.

New Business:

A quote was provided by Amenity Companies for a pool attendant. Several options were provided. The pool attendant is not a lifeguard, but is present to check the pool chemicals and to maintain the bathrooms and pool area. Brian made a motion to hire a pool attendant from May 19th through Labor Day (742 hours with no supervisory fee) at a cost not to exceed \$11,130. The hours will be amended to: Monday – Thursday 2:30 – 8:30 and Friday – Saturday – Sunday 12:30 – 8:30. Glenda seconded. None opposed. James Darling will get a price for weather radios to provide to the pool attendant that will provide warnings when lightning is in the area. A suggestion was made to include the duties of the pool attendant in the Pool Rules.

The county was contacted and confirmed it is possible to change the name of a street if a majority of the homeowners on the street agree to the change. Concern has been raised about the confusion created on Creekfront Dr. Management will prepare a letter and send to homeowners on Creekfront Dr. north of Silverado Circle to gauge interest in changing the name. The county will also be contacted to determine what names might be available, i.e. Silver Creek Circle, Silver Circle, etc.

A request was made by Southbank to add their North pond to our pond management contract for which the Association would be reimbursed in full on a monthly basis for the additional cost. A quote was

received from Aquatic Systems for \$105.00 per month. Glenda made a motion that the pond should not be included in the pond maintenance contract. Brian seconded. None opposed.

Notice was received from Aquatic Systems that the pond maintenance will increase by \$11.00 per month upon renewal of the current contract on April 1st.

Jennifer Russell has expressed an interest to join the Board of Directors. Brian made a motion to add Jennifer Russell to the Board. Glenda seconded. None opposed. Welcome Jennifer!

The next meeting will be held on April 5, 2012.

All business being completed, Glenda made a motion to adjourn the meeting. Jennifer seconded. None opposed. The meeting was adjourned at 8:37 p.m.

Respectfully Submitted,

Kathy Melton, CAM