

**SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**August 2, 2012**  
**RE/MAX Specialists Board Room**

Present: Tammy Lewis, Brian Low, Glenda Esco, and Kathy Melton representing The CAM Team at RE/MAX Specialists.

The meeting was called to order at 6:37 pm by Tammy Lewis.

A motion was made by Tammy to waive the reading and to approve the minutes of the June 7, 2012 meeting as written. Glenda Esco seconded. None opposed. Brian Low signed the minutes.

**Committee Reports:**

Architectural Review Committee: The ARC form was updated and the new form has been posted on the website. Time limits for completion of ARC projects were added. The tracker of ARC additions without an approved ARC form was reviewed.

- Management to follow-up on Lennar fences installed without an approved ARC.
- Management to send letters to two homeowners concerning fences installed by Lennar on the easement needed for pond access. The fence on the easement needs to be moved five (5) feet closer to the home.
- Adams Homes cleared two of the lots, but dumped more debris on other lots. The Board requested that the attorney follow-up on this matter.
- Attorney letter will be sent to a homeowner who expanded their driveway without approval.
- Attorney letter to be sent to a homeowner with a burned fence that has never been repaired.
- Attorney letter to be sent to a homeowner whose fence was installed on the easement and whose house is in need of pressure washing.

**Funds:**

The balance in the Operating Account at the end of July was \$107,746.85. The balance in the Money Market Account was \$123,718.92. Several projects were capitalized, including the conversion of the entrance from potable to reclaimed water, the repair to pond 15, and the cameras installed at the pool.

The August 2012 Collection Tracker was reviewed. Due to a death in his family, Attorney Ted Brown was out of the office for several weeks. As an update on legal actions was not available, no new legal actions were recommended. A list of homeowners who are more than 90 days in arrears on assessments was provided to the Board. The Board unanimously agreed to suspend the homeowner's rights to vote and to use the pool. Management will send out a letter informing the homeowners that their rights have been suspended.

**Old Business:**

The project to convert the sprinkler system at the front entrance from potable to reclaimed water has been approved by the county. The paperwork has been signed and recorded with the Clerk of the Courts. Clay County has already started working on their part of the project.

Jeff's Excavating looked at erosion on several of the ponds and said that some erosion is normal as part of nature. Pond 2 will be watched closely due to serious erosion issues. Several issues were noted as the ponds were examined, including trash not being picked up by the pond maintenance company and grass being blown into the pond by the landscape contractor.

Several dead trees have been noted in the common areas. Tree Amigos tree removal bids have been high, so the trees will be marked and bids will be requested from Bold City and Tree Tech.

Two lights were replaced at the entrance.

Problems continue with underage children being at the pool without adult supervision. The Board is trying to talk to the homeowners when this occurs. The rest of the camera system is being installed today and the card reader has been repaired. The pool monitor's time cards are being audited and records have been requested from Amenity Services. Zach's last day as pool monitor is today. A new monitor will be trained on Saturday by Louanna.

A back to school event is being planned for September 8<sup>th</sup>. Hot dogs, chips, and sno-cones will be provided. A large water slide will be brought in for the children and a DJ will be present.

**New Business:**

National Night Out (NNO) will be held on Tuesday, August 7<sup>th</sup>. Hot dogs, chips, and water will be offered. A three-in-one sports challenge will be provided for the children. O2B kids will be on site to provide face painting and balloons. Middleburg Martial Arts will also put on a demonstration for those in attendance. The fire department and representatives from the Sheriff's office will also be present.

The Board requested that special attention be paid to lawn violations, especially mowing, during the drive-throughs. Forced cuts continue to be ordered on properties that are not being maintained.

A draft copy of the 2013 Budget was provided to the Board. The budget will be reviewed in more detail at the September meeting.

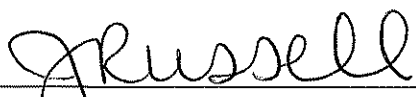
One large expense that will be incurred in 2013 is the re-marcing of the pool and the repairing of the pool deck. Bids will be requested from numerous companies, including All About Pools, Crystal Pools, and All Seasons Pools.

The next meeting will be held on September 6, 2012 in the board room at RE/MAX Specialists.

All business being completed, Brian made a motion to adjourn the meeting. Tammy seconded. None opposed. The meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Kathy Melton, CAM

  
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Signature

9-6-2012