

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
February 2, 2012
Lennar Model Home

Present: Tammy Lewis, Glenda Esco, and Kathy Melton representing The CAM Team at RE/MAX Specialists. Also in attendance were Harley Blackstock and Teresa Smith.

The meeting was called to order at 6:38 pm by Tammy Lewis.

A motion was made by Glenda Esco to approve the minutes of the January 5, 2012 meeting as written. Tammy Lewis seconded. None opposed. Glenda signed the minutes in Brian Low's absence.

Committee Reports:

Architectural Review Committee: Four requests were received during January. One request to repaint was denied as the colors were not compatible with the community.

Funds:

The balance in the Compass Operating Account at the end of January was \$45,391.74. The balance in the CAB Operating Account was \$46,426.70. The balance in the Compass Money Market Account was \$146,213.48. Management's changeover to the new accounting system is almost complete. The Compass bank accounts will be closed within the next few months. A motion was made by Glenda to write-off \$2,851.22 on Lot 354. Tammy seconded. None opposed. Also, the Board agreed to waive up to \$1544.60 of interest to allow the short sale of 2631 Creek Ridge Dr. to close. The property is scheduled to close February 7th.

The February 2012 Collection Tracker was reviewed. Two homeowners who received intents to lien contacted Management to set up payment plans. The requested actions to file five (5) intents to lien, two (2) liens, and one (1) intent to foreclose lien were approved.

Old Business:

The work to repair the pipe at Pond 15 has been completed. Additional equipment had to be brought in to reach some of the damaged areas. While it is operational at this time, the pipe will need to be replaced. A quote has been requested.

Suggestions for the 1st quarter newsletter are still needed. Please submit to Kathy as soon as possible.

The Annual Meeting has been scheduled for Thursday, May 2, 2012 at Lake Asbury Elementary school. The meeting will have to be adjourned no later than 8:00 p.m.

Neighborhood events for the year were discussed. The Easter event will not be held this year due to scheduling conflicts. Tentative dates were set for a pool opening party (June 2nd) and a back to school party (September 8th). The first garage sale will be scheduled in April, with the specific date being set once the dates have been determined for garage sales in surrounding neighborhoods. A suggestion was made to hold a clean-up day the morning of the pool opening party.

The attorney was consulted concerning the Board's authority to limit motorized vehicles around the ponds. The attorney emphatically replied that the Board should do it. A proof of a sign was provided by Banners & Signs. Several changes were recommended and a new proof will be e-mailed to the Board.

New Business:

The bulletin board at the entrance needs to be replaced as it will no longer lock. A bid will be requested from Jim Proctor with Tree Amigos.

A suggestion was made to install a fountain in the front pond. This has been investigated in the past and fountains are expensive to maintain. A suggestion was made to check into adding lighting around the pond.

Concern was raised about the center median at the entrance and how difficult it is to see it at night. Kathy will contact the county to see if they will paint the median with reflective paint, or whether the Association has the right to do it.

Pool season is almost here and several repairs are needed to get the pool ready to open. A bid has been requested for a special chemical that will more effectively treat the algae.

The next meeting will be held on March 1, 2012.

All business being completed, Glenda made a motion to adjourn the meeting. Tammy seconded. None opposed. The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Kathy Melton, CAM


Signature _____ 1 MAR 2012