

**SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**October 7, 2010**  
**Lake Asbury Junior High School Cafetorium**

The Annual Meeting of the Silver Creek of Clay County Homeowners Association, Inc. was called to order at 7:09 p.m. The Board was introduced: President, Tammy Lewis, Vice-President, Kyle Fresh, and Secretary/Treasurer, Brian Low. Also in attendance was Andrew Street from PMSI.

Forty-five members were present either in person or by proxy. Proxies were certified and a quorum was not established.

Proof of notice of the Annual Meeting is on file with PMSI.

A motion was made from the floor to accept the minutes from the 2009 Annual Meeting. The motion was seconded from the floor. None opposed and the motion passed.

President's Report:

- The stop sign petition requires 360 signatures. To date, approximately 160 signatures have been collected.
- The Architectural Review Board (ARB) Committee has been established and currently has four members. A new form has been designed and the cost to submit an ARB has been decreased from \$35.00 to \$25.00.
- The Board continues to work to improve neighborhood participation. A family night out was held at the pool/playground area. The Board meets the first Thursday of the month at 7:00 p.m. and homeowner attendance is encouraged. A quarterly newsletter will be published starting in 2011.
- Contracts have been renegotiated for pool maintenance, pool attendants, community maintenance, and landscape maintenance. Contracts will be competitively bid each year moving forward.
- Fifty-four forced cuts have been done this year. The emphasis moving forward is to identify, modify and rectify the problem areas.
- Effective November 1<sup>st</sup>, The CAM Team located at RE/MAX Specialists will be the new management company. The Board thanked Andrew and PMSI for their service. Introductory packets will be mailed to residents soon. Kathy Melton was introduced as the new Manager, along with Carrie Ackerman, the Office Manager.
- Significant changes occurred in the Florida Statutes affecting homeowners associations. Associations can now levy fines for failure to obey the CC&R's. Homeowners and guests can be prevented from using the facilities for failure to pay assessments. Also, tenants can be required to pay rent directly to the Association to recover delinquent assessments and fees from homeowners.
- Volunteers are needed for two new committees: the Hospitality and Welcoming Committee and the Fining Committee.

Treasurer's Report:

Brian reported that the community will have 600 homes when completed. Currently 553 have closed, leaving 47 builder lots. Projected income for 2011 is \$279,062.50. The aged owner balances and legal actions taken were discussed. Currently 7 homeowners are in collections, 29 homes are in foreclosure, and five homeowners have declared bankruptcy. The total amount outstanding from delinquent homeowners is \$134,955.25.

Committee Reports:

ARB Committee – Members are Tammy Lewis, Hal White, James Darling, and Mike Phillips.

The election of officers was not held as a quorum was not established. The current Board will remain in place until the next Annual Meeting. The Board will consider the addition of a member who had placed their name on the ballot.

The floor was opened to questions and comments from the members.

The meeting adjourned at 8:38 p.m.

Respectfully Submitted,

Kathy Melton, CAM