

Silver Creek HOA
Meeting Minutes
5 August 2010

Attendees:
Full Board
3 Homeowners

The board had a lengthy discussion regarding the current situation with the drainage ponds. Not all of the ponds have been turned over to the Association. Currently, Mark Lewis is working with the St Johns Water District Office to find out exactly what we need to do in terms of maintenance.

The Board Voted to begin a Water Committee comprised of Mark Lewis

The Architecture Review Board is in full working order. A new ARB application has been designed by the committee. The Board has voted to approve the new form for use in submitting plans to the ARB Committee.

Board reviewed the proposals for a new property manager. It has been determined to use REMAX CAM as the new property managers in November dependent upon successful negotiation of changes to current contract proposal. Kyle Fresh has been nominated to lead the contract negotiation. Contingent upon negotiations, board has approved them.

It was agreed that PMSI has been a partner until now, but a change may assist in the feelings within the community. The boards emphasis on creating a new direction will be helped by adding new faces and names to management of the community.

Cutover for CAM will be November. Board will give 60 days notice to PMSI regarding termination of their contract. Brian Low will handle termination letter. It is decided to notify PMSI after the September meeting, prior to the October meeting. The board desires to announce the new management team at the annual October meeting.

Board did a preliminary review of the budget. The budget will be voted upon at the September meeting for presentation in October.

Great discussion regarding the Fining Committee and Nominating Committee. The board is interested in having a nominating committee. Mrs. Pollard, a Silver Creek Homeowner, is interested in joining the committee, but unable to make the meeting this week. Hopefully permanent committees can be developed for both the Fining Committee as required by recent FL law as well as a Nominating Committee.

Great discussion overall regarding progress the neighborhood is making and progress that needs to be made. There are still a lot of old misconceptions regarding the board and what is being done to improve the community. The addition of CAM to the team will hopefully inject a new attitude for some of the residents.