

Silver Creek HOA
7/1/2010
Board Meeting Minutes

Attendees:

Tammy Lewis, President
Kyle Fresh, Vice-President
Brian Low, Sec/Treasurer
Charles Jones, Homeowner
Michelle Pollard, Homeowner
John Campbell, HOA Lawyer
James Darling, ARB Member
Mike Phillips, ARB Member
Hal White, ARB Member

7:03 call to order by President.

Roll Call and Approval of last meetings minutes

No Committee reports this week

John Campbell, attorney representing the HOA, discussed in detail changes to Florida Law known as 720.305, Distressed Condominium Relief Act.

- Homeowners requesting copies and materials can have the costs passed onto them
- If a parcel is tenant occupied and owner is behind on assessments, association can demand renters to pay rent directly to association. Landlord is not able to go after renter while assessments are being paid to the HOA
- Can fine up to \$100 day/\$1,000 max
- Must create independent fining committee independent from board. Consists of 3 people
- Must be given 14 days notice of potential fine in order to remedy. Must have opportunity to meet with fining committee for hearing
- Liens cannot be placed on fines of \$1,000 or less
- We can suspend use of rights if owner is 90 days or greater behind in assessments. Requires 14 days notice
- Lawyer mentioned pre-trial mediation as another alternative to suing/liens.

NOTE: LET THE RECORDS SHOW THAT Mr. Campbell's presence was not a waiver of client/attorney privilege. He was here in an informational role and nothing about our discussions should be viewed as a waiver of confidentiality for past, present or future work.

Board will develop process/procedures regarding new law and submit to Mr. Campbell for review.

Mrs. Pollard has been having an issue with common area overgrowth. Board will clear away debris and overgrowth as part of maintenance of common areas. She also commented that Gopher Turtles are present and a protected species in the area. Board will notify Lennar of turtles presence in order that they may relocate them. NO construction may occur within their habitat, but they may be relocated.

Board voted to approve forced cuts and price list provided. Homeowners will be notified prior to force cut occurring.

7/31 Family Night Out: 5:00 – 8:00. Need to publicize through flyer handout.

Will have: Bounce House, face painting, hot dogs, chips, water, opportunity for signatures on stop sign petition, information on Board actions

Need to create flyer. Kyle responsible for first draft

Garage sale this fall for community

Newsletter: Still desire newsletter. HOA needs to get a good list of homeowners' email addresses.

Signs: Adding a 'No Overnight Parking' sign to pool area to allow for towing of vehicles left overnight

Stop sign signatures still work in progress. Need to do a mailer. Will look to do handout with the FNO Flyer

ARB: Established Architecture Review Board. New members:

James Darling, ARB Member

Mike Phillips, ARB Member

Hal White, ARB Member

Tammy Lewis HOA Board Representative

ARB will review and vote on submissions monthly. They will still flow through PMSI for the moment. Will update board at monthly meetings.

Discussed Mr. Charles Campbell's petition to create an engineered retaining wall with drainage to deal with the washing away of his yard. ARB to review and vote within 24 hours to allow Mr. Campbell to being. Problem is extremely serious.

Vacant car on Lennar Lot. Trying to see if Lennar can help have it removed. Multiple complaints.

Board approved to seek judgments on next three homeowners with highest assessments.

Board Meeting adjourned