

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
November 1, 2010
Adams Model Home

Present: Tammy Lewis, Kyle Fresh, Brian Low and Kathy Melton representing The CAM Team at RE/MAX Specialists. Also in attendance were seven homeowners: Steve and Nancy Reynolds, Barbara Ward, Ed & Theresa Smith, Hal White, and Mike Phillips.

The meeting was called to order at 7:07 pm by President, Tammy Lewis.

A motion was made by Tammy and seconded by Kyle Fresh to approve the minutes from the Annual Meeting. None opposed.

Committee Reports:

Architectural Review Committee: Several outstanding requests were discussed. Requirements for sheds and pools were reviewed. The Board requested that Management make sure a reason is stated in the letter to a homeowner if their request is denied.

Storm Water Committee: No report for this meeting. Tammy shared with those in attendance that Mark Lewis met with a representative from the St. Johns River Water Management District to address several issues with the ponds. He is working on a plan for consideration at a future meeting. The pond by the pool area services both the Silver Creek and Southbank neighborhoods. A quote was received from David with Aquatics for \$50.00 to include servicing of this pond in the current contract. This cost will be prorated by Management between the communities. Management will contact the landscape contractor to request that they cut up to the water on this pond.

Old Business:

Kathy Melton discussed The CAM Teams procedures. The turn-over from PMSI went well. Homeowners' files are being set up. Violation procedures were reviewed. Homeowners will receive a first notice and second notice, then a final notice by certified mail. Payment coupons for 2011 will be sent to homeowners in December.

Brian Low reported that getting signatures for the stop sign petition is a slow process. The Board set a tentative date of Saturday, December 11th at 9:00 a.m. to canvas the neighborhood to get more signatures.

The Board would like to find a more decorative pole for the street sign at the front entrance.

The fines process was discussed. Management will send the Board a sample fines policy.

New Business:

A review of judgments and liens will be discussed once records have been set up with The CAM Team. A plan of action and discussion of which attorney to use will be determined as soon as possible.

Lennar is hosting a Veteran's Day Salute as a "Thank You" to active duty and retired military personnel. The information will be posted on the website.

The first newsletter will be published in January. Articles should be submitted to Management as soon as possible. The newsletter will be posted on the website.

The landscaping at the entrance is looking good. The Board discussed what can be done to the utility and cable boxes so that they are less noticeable.

The two bulletin boards need to be repaired. Banners and Signs was suggested as a possible vendor.

The meeting was adjourned at 9:05 p.m.

Respectfully Submitted,

Kathy Melton, CAM

Signature