

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
August 4, 2011
Lennar Model Home

Present: Tammy Lewis, Brian Low, Glenda Esco, and Kathy Melton representing The CAM Team at RE/MAX Specialists. Fourteen homeowners were also present.

The meeting was called to order at 6:52 pm by Tammy Lewis.

The minutes from the June 2, 2011 meeting were approved as written.

Committee Reports:

Architectural Review Committee: A number of homeowners still have not submitted an ARC form or have not provided an approved ARC form for improvements they have made. The next step will be to send a second request for information. Volunteers are still needed to serve on this committee.

Funds:

The balance in the Operating Account as of July 28, 2011 was \$67,820.90. The balance in the Money Market Account was \$145,916.68. Collections are being pursued aggressively and a number of liens have recently been filed.

Old Business:

Effective August 3rd, pool keys will no longer work at the pool gates and residents will have to have a key card to enter the pool area. The camera system has been installed. The Sheriff's Office will have access to the cameras via the internet. Part of the fence outside of the gates needs to be removed to deter people from climbing over the fence to get into the pool area.

The Back to School event is scheduled for Saturday, August 13th from 5-8pm. There will be a water slide, a DJ, and food. Residents will need to have their key card to get into the pool area.

New Business:

Brian reported that Lennar Homes has only 19 more units to sell before they will be sold out in Silver Creek, and that they will tentatively be out of the neighborhood in October. A suggestion was made that another movie night for the residents should be planned.

Originally, four lights were to have been installed in the pool area, however only two were actually put in. There are blind spots at the back side of the pool. The cost to add two more lights to match what is currently installed is \$2,114.00. Glenda Esco made a motion to purchase two additional lights. Brian seconded. None opposed.

Vandals damaged the front entrance lights and plants. A "No Trespassing" sign was thrown in the pond. Only three of the eight lights could be repaired. Allstate Electric will replace the other lights.

Two smoker's urns have been ordered for the pool area and will be placed outside of each gate. The urns will be checked three times a week.

The bulletin boards at the pool and front entrance are in need of repair/replacement. A metal, outdoor bulletin board for the front entrance from Banners and Signs will cost \$1,855.00 plus \$175.00 for 300 letters and \$275.00 for installation. A smaller sign that could be placed in the alcove in the pool area will cost \$685.00 plus \$85.00 for letters. A suggestion was made to ask Lennar Homes and Adams Homes to contribute to a sign for the front and to check with the county to see if the sign can be moved to the middle section. The issue was tabled for a future meeting. The Board decided to remove the sign by the pool and not replace it at this time.

Six umbrellas were purchased for the pool, and two have already been damaged. Residents have been asked to lower the umbrellas when they leave or when they see a storm approaching. Once the remaining umbrellas are gone, the Board will not purchase anymore. Rob with Amenity Services is looking for parts to repair the pool chairs. The chairs will be repaired before the next pool season.

Trash continues to be a problem around the pool. There is an attitude that the pool guy is "paid to clean up after me." The contract calls for the pool person to clean the pool and bathrooms, however Rob currently goes above and beyond to clean up trash inside and outside the pool area. Residents are reminded to clean up after themselves. The Board is considering placing borders around the flower beds so the mulch does not float out of the beds when it rains.

A resident lodged a complaint anonymously with the Clay County Health Department concerning the condition of the pool. A representative was sent and no issues were found. A name will have to be provided with future complaints, and a homeowner could be billed if the complaint is not valid.

The front entrance signs are in need of a major overhaul. One contractor has already come out to look at the required repairs and will submit a bid. Tammy provided a quote for silver acrylic lettering at a cost of \$1,449.85, including installation. In addition, the letters would be replaced free of charge if broken or vandalized. Additional quotes will be requested for the repairs and lettering.

Upcoming events:

- Community Garage Sale – Saturday, October 1st – Management will place an ad in the newspapers.
- Neighborhood Clean Up – Tentatively scheduled for Saturday, November 5th. Participants are requested to meet at the pool.
- Movie Night – Watch the website for updates

The next big project will be the pool, as it is due for re-marcing and the tiles are in need of repair. The pool deck also needs to be replaced and the slope corrected.

The next meeting is scheduled for September 1, 2011 at 6:30 p.m.

The meeting was adjourned at 8:48 p.m.

Respectfully Submitted,

Kathy Melton, CAM



Signature

