

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
May 2, 2013
Lake Asbury Elementary School Library

The Annual Meeting of the Silver Creek of Clay County Homeowners Association, Inc. was called to order at 6:36 p.m. The Board was introduced: President, Tammy Lewis; Treasurer, Brian Low; Secretary, Jennifer Russell; Director and ARC Committee Chair, Sandi Smith; and Director, Mike Trimmer. Also in attendance were Kathy Melton and Gina Cabral representing The CAM Team. Special thanks were given to Glenda Esco for her service to the Board of Directors.

Seventy-seven 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 was provided showing that notice of the meeting was sent to homeowners in accordance with statutory guidelines.

A motion was made and seconded to waive the reading of the minutes from the May 3, 2012 Annual Meeting. The motion carried with two members opposed. The minutes were approved as written and will be posted on the website.

Board of Directors Report:

- Dean Jones, Neighborhood Watch Coordinator for the Clay County Sheriff's Office, was in attendance. Parking on the streets is allowed in the neighborhood, but residents may not block driveways, sidewalks (unless you are parked in your own driveway), or mailboxes. Violations are up to the officer's discretion and may include a verbal warning or a citation. If cars are parked in such a way that emergency vehicles cannot pass, please contact the non-emergency number for the Sheriff's Office – 904-264-6512. Silver Creek is not a golf cart community so golf carts may not drive in the neighborhood. Per County Ordinance, dogs must be kept on a leash. Animal Control is responsible for enforcement. There were a total of eleven (11) burglaries in the neighborhood for 2012 and 2013 to date. This is extremely good for a neighborhood of this size. Six of the burglaries were to automobiles and five of those vehicles were unlocked. Officer Jones reminded residents: Like it...Lock it. The number one item being stolen from cars are GPS devices. Contact information for Dean Jones is: 904-213-6131 office djones@claysheriff.com
- The Board is aware of erosion issues on some of the ponds and is actively working on these one at a time. A new geo-matting material has been installed on one pond and the area has been sodded.
- The Forest Service is looking to clean up the brush in the natural areas to help prevent fires. The underbrush will be mowed down versus being burned with a controlled burn.
- Residents were asked to help take care of the pool area, and were reminded to not open the gate for someone who does not have a pool card or whose pool card is not working. Pool umbrellas should be lowered at the end of the night, or if the weather turns bad. Please remember to turn off the lights. Homeowners who are delinquent on their account should contact The CAM Team before pool season starts. Pool hours are 7:00 am to 8:30 pm daily, weather permitting.
- Several Community Events are planned throughout the year:
 - At least two family events are held each year. A Memorial Day Event is planned for Saturday, May 25th to thank our Service Members and Veterans.
 - A Neighborhood Garage Sale is held in April and October.

- Yard of the Month awards will be given from May through September. Winners will receive a Home Depot gift card.
- Holiday Decoration Contests are held at Halloween and Christmas.
- Communication with residents is vital. A quarterly newsletter is published and posted on the website: www.mysilvercreekhoa.com An informational Facebook page has been set up to post upcoming events and make announcements: Silver Creek Residents
- Maintenance and repairs in the neighborhood are ongoing.
 - The pool furniture is being re-strapped.
 - Pond repairs are being done. Please note that no motorized vehicles are allowed on the ponds or any of the common areas at any time.
- Residents were encouraged to become involved in the neighborhood and were asked to consider joining one of the committees. Sign-up sheets were placed on all of the tables:
 - Welcome Committee
 - Events Committee
 - Architectural Review Committee
 - Pond Committee
 - Pool Committee
- The Architectural Review Committee is comprised of Sandi Smith (Chairman), Mike Trimmer, Mike Phillips, and Tom Valukevich. Additional volunteers are welcome. Any exterior changes need to be submitted for approval and a copy of the survey should be provided. The Committee's goal is to work with homeowners to get requested projects approved.
- Silver Creek will have 600 homes when it is completely built out. Currently, 590 homes have closed and there are 10 builder units. The projected income for 2013 is \$294,000.00. The current assessments are \$500.00 per closed lot per year and \$250.00 per developer lot. The budgeted expenses are based on contractual and historical data.

As of April 30, 2013:

Operating Account	\$152,291.17
Money Market Account	\$118,892.92

The election of officers could not be held as a quorum was not established. The current Board will remain in place until the next Annual Meeting.

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

Residents were reminded to clean up after their pets. Homeowners who fail to do so can be reported to Clay County. Speeding continues to be an issue. The addition of speed bumps or stop signs cannot be done without a petition signed by a majority of the homeowners, along with approval by Clay County.

The Board cannot address the matter of a homeowner who has Christmas decorations in the yard, upon advice from the Attorney.

A homeowner expressed concern about golf carts being driven on the street and sidewalk. If a name or address can be provided, Management can follow up on the violation.

Several homeowners expressed concerns with weeds in the common areas, and the mowing of the ponds. Management will talk to the landscape contractor. Abandoned houses are monitored and forced cuts are done when needed. Clay County Code Enforcement can be contacted, as well.

Concern was expressed about children playing at the ponds without supervision, including crawling through the drain structures.

A homeowner questioned the Board's decision to change the Facebook page from the original site started a few years ago. Homeowners cannot post to the current page and the homeowner suggested forming a Social Media Committee. Jennifer shared that the Facebook site is a way to communicate information to residents and is not intended to be a forum for complaints.

A homeowner expressed her rights of freedom of speech and religion.

Residents are reminded to refrain from taking sand from any of the ponds.

No open fires are allowed in the neighborhood.

A homeowner shared his recent experience where emergency vehicles were delayed responding to his residence after his father fell due to cars parked on the street.

The Raffle Drawing was held. Congratulations to the winners:

Theresa Borner – 1 Year of Assessments
Ollie Wright - \$50.00 Home Depot Card
Eugene Crotts - \$25.00 Winn Dixie Card
Brian Avery - \$25.00 Winn Dixie Card
Michelle Pollard - \$25.00 Winn Dixie Card

Special thanks to The CAM Team for the donation of the gift cards.

All business being completed, the meeting adjourned at 8:00 p.m.

A brief organizational meeting was held at the conclusion of the Annual Meeting.

Brian Low resigned from the Board due to his relocation to Virginia for military service.

A motion was made by Sandi to add Barbara Ward to the Board. Jennifer seconded. None opposed.

A motion was made by Jennifer to send a letter to Mike Trimmer about possible removal from the Board for missing three consecutive meetings. Tammy seconded. None opposed.

The 2013-2014 Board of Directors and Officers are:

President	Tammy Lewis
Vice-President	Jennifer Russell
Treasurer	Barbara Ward
Secretary	Sandi Smith
Director	Mike Trimmer

Respectfully Submitted,

Kathy Melton, CAM