

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
February 6, 2014
Lake Asbury Elementary School Cafeteria

Present: Barbara Ward, Sandi Smith, Angie Trimmer, Jennifer DiVona, and Kathy Melton representing The CAM Team. Homeowners in attendance: Charles Moody.

The meeting was called to order at 6:03 pm by President, Barbara Ward.

Copies of the minutes from the January 10, 2014 Board Meeting were emailed to the Board in advance of the meeting. A motion was made by Sandi Smith to waive the reading and to approve the minutes as written. Angie Trimmer seconded. None opposed. Jennifer DiVona signed the minutes.

Homeowners Forum: None

Guests: Randall Homes and Rodney Hicks from ValleyCrest Landscape Maintenance

Randall Holmes shared the progress they have made on the property since taking over the landscape contract. Currently, crews are working on tree canopies and cutting back grasses. The first fertilization will be done in three weeks. A pond mowing schedule was provided to the Board. Soil samples have been taken from ponds 1, 3 and 5. Several more samples will be taken from ponds in the back.

Rodney Hicks oversees the irrigation checks/repairs on the property. Many of the valves and sprinkler heads had to be adjusted initially, and many may need to be replaced as they are not compatible with a reclaimed water irrigation system.

Committee Reports:

Architectural Review Committee:

- An updated ARC Tracker was provided to the Board.
- Approval was given for a fence, and the Board anticipates it will have to consider a shed request on this property in the near future.

Communications Committee:

- A Mission Statement will be emailed to the Board for consideration.
- Concern was expressed about the negativity of comments and discussion on Facebook. The Board is considering discontinuing Facebook as negative posts can be harmful to the community. The issue was tabled until the March meeting.
- Kathy Melton shared that a resident in another neighborhood she manages utilizes a website that can be accessed only by residents in that community. Information on the website will be forwarded to the Board for their review.

Events Committee:

- The next Community Meeting is tentatively scheduled for Thursday, February 27th. The meeting will be held in the Lake Asbury Elementary School Cafeteria from 6:30 – 7:30 p.m.

Landscape, Ponds and Preserve Committee: Information discussed under Old Business.

Pool Committee:

- Tile is scheduled to be installed next week. The demolition and scarifying of the pool has been completed. The Board approved the payment of the latest payment on the draw schedule.
- Jennifer presented a list of responsibilities of the Committee for the Board to review.
- The Board requested that Jennifer prepare a Mission Statement for the Committee.

Welcome Committee: No Report

Funds:

The January 2014 financials were emailed to the Board in advance of the meeting. Balances as of January 31, 2014 were:

Operating Account	\$200,072.53
Money Market Account	<u>\$108,631.57</u>
Total Funds	\$308,704.10

The February 2014 Collection Tracker was discussed. A motion was made by Sandi to approve the requested actions to file eighteen (18) notices of intent to lien and one (1) lien. Angie seconded. None opposed.

No homeowners were presented for suspension of rights. A list was provided to the Board of past due homeowners who will receive a statement and a note that they are subject to suspension if they do not bring their account current.

Old Business:

The computer at the pool has been set-up so that Management has remote access and can update the key card system. A battery backup will need to be purchased for the computer/camera system.

Work on Pond 2 has not been completed. Additional concrete material (rip rap) is needed to get the correct slope and will be installed at no additional cost to the Association. Dirt will then be added, and the area will be sodded.

New Business:

The Association has contracted with Wildlife Solutions to remove the Muscovy ducks in the neighborhood. Two captures may be required to get the majority of the duck population. Equipment has already been placed on the property, and the first capture will take place in the near future. The captured ducks will have their wings clipped and will then be relocated to a safe location where they will live without the dangers they currently face in Silver Creek.

Information on the violation process and the letters used to notify homeowners of non-compliance have been provided to the Board so that they can better understand the process. Any homeowner who feels that they have received a letter in error should contact The CAM Team to discuss the issue.

Clayton & McCulloh, a law firm that specializes in community associations, was contacted to discuss the process to change the documents governing the Association. Information was provided to the Board to review. Discussion was tabled until the next meeting.

The review of the Association's 2013 financial statements has been completed by Lake Brown Williams CPAs. Barbara made a motion to accept the review report. Sandi seconded. None opposed. Barbara signed the Management Representation Letter. The review will be finalized and copies of the report will be made available to homeowners per Florida Statute.

All business being completed, the meeting was adjourned at 7:59 pm.

Respectfully Submitted,

Kathy Melton, CAM



Signature

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Date