

**SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**April 30, 2014**  
**Lake Asbury Junior High School Cafeteria**

Guest Speaker: Randall Holmes, ValleyCrest Landscape Services, was introduced and discussed the services that his company is providing to the community. He shared the calendar for landscape maintenance and chemical treatments with those in attendance. Soil samples will be taken from around the ponds in an effort to better determine what can be done to stabilize those areas. Various irrigation issues were also discussed.

The Annual Meeting of the Silver Creek of Clay County Homeowners Association, Inc. was called to order at 6:49 p.m. Board members present: President, Barbara Ward; Vice-President, Sandi Smith; Treasurer, Angie Trimmer; and Secretary, Jennifer DiVona. Kathy Melton, CAM represented The CAM Team, along with Gina Cabral and Jesse Skinner.

Ninety-one 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 2, 2013 Annual Meeting. The motion carried with none opposed. The minutes were approved as written and will be posted on the website.

The balances in the bank as of March 31, 2014 were:

Operating Account	\$201,144.36
Money Market Account	<u>\$ 77,381.68</u>
Total Funds	\$278,526.04

The Association is in good shape financially. Currently there are approximately forty bank foreclosures and fifteen Association foreclosures (eight of these homeowners have entered into payment plans). The Board would like to work with homeowners to bring their accounts current versus having to move through the legal process. Four homeowners are in bankruptcy, and there are three bank owned properties. Approximately twenty-five percent of the properties are occupied by tenants. Only one builder lot remains and then the community will be completely sold out.

The Board needs community participation. The Association documents restrict the Board to three voting members. Committees are a great way for homeowners to get involved, and sign-up sheets are available at the meeting for anyone interested.

- Communications Committee – Angie Trimmer, Chair – seeks to improve communications between the Board and homeowners.
  - Official website: [www.mysilvercreekhoa.com](http://www.mysilvercreekhoa.com)
  - The community Facebook page was closed down to prevent a negative impact on the community.

- A NextDoor neighborhood website was started to allow neighbors to share information with other members of the community.
- A Crime Watch Facebook page is maintained by a homeowner.
- Quarterly community meetings have been started to allow homeowners to share their concerns with the Board.
- A quarterly newsletter is published. Business card size ads are available on a first come-first serve basis for \$25.00.
- Welcome Committee – Teresa & Ed Smith, Chairs – welcomes new homeowners to the neighborhood.
- Events Committee – Doug Foss, Chair – coordinates events to bring neighbors together.
  - Events such as Breakfast with Santa, a Luau, and an Easter egg hunt have been very successful.
  - Two community yard sales are held each year.
  - Several new events are being planned: a wine and cheese tasting, an adult swim event, and a vendor event where residents can share what they do with their neighbors.
  - The community participates in the Clay County Sheriff's Office National Night Out event each year.
  - One movie night has been held, and another one is being planned.
- Landscaping and Ponds Committee – Sandi Smith, Chair – oversees the services the landscape contractor provides, and ensures that the ponds are being taken care of and are in good shape.
  - A sign-up sheet is available for homeowners to "Adopt a Pond." The community has twenty ponds to maintain. Trash in the ponds is an issue, and additional visits by the pond maintenance company are expensive. Homeowners can help by picking up trash and by notifying the Board of potential issues. Erosion on one pond was recently addressed and the cost was approximately \$30,000.
  - Muscovy ducks are a nuisance and cause damage to the ponds. A vendor was hired to relocate the ducks from the neighborhood. Two captures were completed and sixty-four ducks were removed. After the summer, another capture will be set up.
  - No fishing or swimming is allowed in the ponds.
  - A yard of the month will be selected each month from May through August and the winner will be awarded a \$25.00 gift card to Home Depot. Winners are also selected for the best Halloween and Christmas decorations.
- Pool Committee – Jennifer DiVona, Chair – oversees the pool operations.
  - If homeowners experience a problem at the pool, please contact The CAM Team.
  - Renovations of the pool were started January 17<sup>th</sup> and were expected to be completed in April. After rain delays and several unforeseen issues, the renovations are almost complete. The pool is being filled now and the chemicals will be balanced as quickly as possible so that the pool can be opened. Information announcing the pool opening will be posted on the front sign and on the website.
  - A new pool registration form has been sent to homeowners and tenants. Information as to who is authorized to use the pool is being requested, and will be provided to the monitors to avoid potential issues.
  - The pool will be closed on Mondays from May 27<sup>th</sup> to August 29<sup>th</sup> to allow the pool vendor to properly maintain the pool and chemicals.
  - Pool key cards are available by contacting The CAM Team.
  - The pool sign-in sheet has been modified to include the key card number, name, and address.

- Security cameras are only viewable at The CAM Team office, or at the cabana. If there is an issue, two Board members will view the cameras, and The CAM Team will be able to verify who is accessing the cameras.
- The Board is trying to work out an arrangement with Rolling Hills to offer swim lessons to residents.
- ARC Committee – Barbara Ward, Chair – Reviews and approves exterior changes that homeowners would like to make to their property.
  - The approval process is done through an online system.
  - ARC forms are available online. The Committee has thirty days to approve a request, and the Board has an additional fifteen days to review the Committee’s decision.
  - Board members have read-only privileges in the online system.
  - Legal advice was sought and sheds are not allowed if they are visible from the street or from a neighboring property. Existing sheds are grandfathered in but could be required to be removed upon the sale of the property.
  - The Board has approved a fencing enclosure that blocks trash cans from view. The \$25.00 ARC fee is waived for this request, as well as for front door paint requests.
  - The Committee would like to develop guidelines that can be passed on from Board to Board. Any homeowners who are interested in helping with this are encouraged to sign up tonight.

Old Business:

Speeding continues to be a concern in the neighborhood. In addition, parking on the street can cause issues for emergency vehicles and school buses.

New Business:

The Board is working with Clayton and McCulloh, a legal firm that specializes in community associations, to make changes to the Covenants and Restrictions. The firm has been engaged to review the current documents and to help guide the Association in making necessary changes. Specific issues to be addressed are sheds and Board size. Homeowners are encouraged to read the documents and share any concerns they have so that they can be addressed at the same time.

The Board recognized several past Board members for their service to the community. Certificates of Appreciation were given to:

Tammy Lewis  
 Mike Trimmer  
 Jennifer Russell  
 Glenda Esco  
 Brian Low

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.

Fireworks are a concern to residents. Any issues should be reported to CCSO. Residents are reminded to be respectful of other people’s property.

Swimming in the ponds can be dangerous to both children and pets.

Tenants are required to abide by the Covenants and Restrictions. A suggestion was made that landlords should be responsible for providing a copy of the documents to their tenants.

A homeowner asked if trees could be planted along the ponds. The Board is investigating options of what can be done around the ponds.

Several homeowners expressed issues they were having with outdoor cats. Animal Control should be contacted to address this issue.

A suggestion was made to hire off-duty officers to patrol the neighborhood.

Several homeowners indicated that they would like to see picnic tables and/or a pavilion added in the area by the playground.

The Raffle Drawing was held. Congratulations to the winners:

Deborah Julian – 1 Year of Assessments  
Barb White - \$50.00 Home Depot Card  
Carol Hanson - \$25.00 Home Depot Card  
Charles Wagner - \$25.00 Winn Dixie Card  
Karen Lee Daniels - \$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 8:19 p.m.

Respectfully Submitted,

Kathy Melton, CAM