

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
April 27, 2015
Lake Asbury Elementary School Cafeteria

The Annual Meeting of the Silver Creek of Clay County Homeowners Association, Inc. was called to order at 7:05 p.m. Board members present: Barbara Ward, Sandi Smith, and Tim Crutchfield; Kathy Melton, CAM represented The CAM Team, along with Gina Cabral.

Ninety-two 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 by Karen Daniels and seconded by Vera Rich to waive the reading of and to approve the minutes from the April 30, 2014 Annual Meeting. None opposed and the motion carried. The minutes were approved as written and will be posted on the website.

The balances in the bank as of March 31, 2015 were:

Operating Account	\$136,786.72
Money Market Account	<u>\$142,057.31</u>
Total Funds	\$278,844.03

Copies of the 2014 year-end financial report are available at no cost upon request from The CAM Team office.

The community is completely built out. There are 162 rental properties. Three homes are in bankruptcy, eight homes are bank owned, and thirty-two homes are in foreclosure (eight of these are Association foreclosures).

Pool privileges and voting rights are suspended once a homeowner's association fees are 90 days past due. Payment arrangements can be made by contacting The CAM Team office.

Volunteers are needed to serve on committees. A Board member sits on each committee, but additional help is needed. Sign-up sheets were placed on each table.

- Welcome Committee
 - Teresa & Ed Smith, Chairs
 - A packet of information is delivered to new homeowners soon after they move in.
 - Please let The CAM Team know when you get a new tenant so they can be welcomed.
 - If you have a business card or flyer that you would like included in the packet, please contact The CAM Team.
- Events Committee
 - Doug Foss, Chair
 - Hosts events such as the Fall Festival, Breakfast with Santa, Santa Drive Through, Easter Egg Hunt, and a Wine and Cheese Tasting.
 - Two community yard sales are held each year.

- Plans are being made to host BINGO nights, but volunteers are needed to make this happen.
- The Luau will be held on May 23rd from 3pm-7pm. Mojos BBQ will be served.
- 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.
 - The front ponds are mowed weekly, while the rest of the ponds are mowed every other week.
 - A yard of the month will be selected each month from May through August. Winners are also selected for the best Halloween and Christmas decorations.
- Pool Committee
 - Tim Crutchfield, Chair
 - Extensive pool renovations were completed, including the installation of a paver deck.
 - All residents must sign in, and identification may be required.
 - A current pool registration form must be on file with The CAM Team.
 - The pool is open from 7am until dusk.
 - Children fifteen years and younger must have an adult present at all times.
 - Free WiFi is available at the pool
 - The pool will be closed on Mondays from May 27th to August 29th.
 - 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.
 - Pool key cards are available by contacting The CAM Team.
- ARC Committee
 - Barbara Ward, Chair
 - Reviews and approves exterior changes that homeowners would like to make to their property.
 - Currently, the committee has seven members.
 - ARC forms are available online. Please include an email address. The Committee has thirty days to approve a request, and the Board has an additional fifteen days to review the Committee's decision.
 - Common sense guidelines were adopted for Flags, Banners and Signs, and for Basketball Hoops.

Old Business:

A Rehabilitation Letter was sent to owners stating that the Board will enforce the Covenants and Restrictions going forward no matter what has happened in the past. The Board has started the process to amend the documents, including Board size and percentage of votes needed to amend the documents in the future. A special meeting is scheduled for May 29th at 7:00pm.

Speeding continues to be a concern in the neighborhood. The minimum speed limit that can be enforced is 25 mph even though the signs posted say 15 mph. The Board discussed the procedure required to add additional stop signs.

New Business:

Constant Contact is an email system that allows the Board and Committees to get information out to the community. Forms are located on each table so that homeowners can update their email address.

Many changes have been made to the website – www.mysilvercreekhoa.com. Please visit the website and check out the Useful Links and FAQs.

If there are changes you would like to see in the neighborhood, please volunteer your time. Research your idea and bring the information to the Board.

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.

The violation process was reviewed. Lawns that are not in compliance may have a forced cut ordered, or can be dealt with through the legal process (including mediation and a lawsuit).

The location of flags was discussed (and is clarified in the Flags, Banners & Signs Guidelines).

Concern was expressed about the shooting of firearms in the neighborhood.

Several homeowners expressed concern about the cars that park on the street or at the pool overnight.

A homeowner has asked that a playground area be installed on a vacant lot on Firefly Drive. A proposal for a small playground and picnic area will be provided to the Board for consideration. There are several other areas that the Board would like to consider developing, as well.

Street lights that are out should be reported to Clay Electric.

The \$25.00 ARC Fee was discussed for painting requests. If a home is being painted the same color, no fee is necessary. Changing the color of a front door does not require a fee.

The Raffle Drawing was held. Congratulations to the winners:

Jim Dunlap – 1 Year of Assessments
Greg Wojciechowski - \$50.00 Home Depot Card
Criag & Shannon Parlet - \$50 Home Depot Card
Chris Gonzales - \$25.00 Home Depot Card
Rich Jordan - \$25.00 Home Depot Card
David Starnes - \$50.00 Winn Dixie Card
Marisol Buitrago - \$25.00 Winn Dixie Card
Mike & Tiffany Phillips - \$25.00 Winn Dixie Card
Charlotte Kierbow - \$25.00 Winn Dixie Card
Norman Swarts - \$25.00 Winn Dixie Card

All business being completed, the meeting adjourned at 8:44 p.m.

Respectfully Submitted,

Kathy Melton, CAM



CRUTCHFIELD 4.28.16