

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
July 1, 2015
The CAM Team Board Room

Present: Barbara Ward, Sandi Smith, Tim Crutchfield, and Kathy Melton representing The CAM Team.

The meeting was called to order at 6:01 p.m. by President, Barbara Ward. Notice of the meeting was posted on the front entrance sign at least forty-eight hours in advance of the meeting.

Copies of the minutes from the June 3, 2015 Board Meeting were emailed to the Board in advance of the meeting. A motion was made by Tim Crutchfield to waive the reading and to approve the minutes as written. Sandi Smith seconded. None opposed. Tim Crutchfield signed the minutes.

Homeowners Forum: None

Committee Reports:

Architectural Review Committee:

- There currently are no open requests.
- A new request was just received to install walkways.
- The Committee requested that a 10-day letter be sent to a homeowner who has installed a fence across the pond easement area and connected to the neighbor's fence. The neighbor will be contacted, as well.

Events Committee:

- The Board reviewed the Events Calendar for the remainder of the year. Several events were canceled.
- National Night Out has been moved to October. The Fall Festival will be combined with the NNO event. Hot Dogs, chips, and water will be served.
- A Back-to-School event has been scheduled for Saturday, August 15th, from 3-6 pm.
- The second Community Yard Sale is scheduled for October 3rd.
- Breakfast with Santa is scheduled for December 12th. The Committee is considering showing a holiday movie later that night.
- Santa's Drive-through scheduled for December 19th is still being discussed.

Landscape, Ponds and Preserve Committee:

- Massey Services has been contacted to provide a proposal to treat the pool cabana for insects and to provide a termite bond.
- A tree fell at a homeowner's property and damaged the community's fence. Management will contact the homeowner.
- ValleyCrest will be contacted to provide a proposal to remove a tree on the common area.
- Management will contact Tree Tech to address palmettos that are growing back along the fence line.

Pool Committee:

- The pool has been taking a beating from the storms. Bryan Filing has been proactive removing debris and keeping the chemicals balanced.

- The Board requested that Bryan Filing provide the contact information for an emergency back-up should he not be available to address an issue at the pool.
- The bathroom floors become slippery when wet. The Board discussed posting signs, and spraying the floors with a non-slip coating or installing non-slip tape.

Welcome Committee: No Report

Funds:

The June 2015 financials were emailed to the Board in advance of the meeting. Balances as of June 30, 2015 were:

Operating Account	\$124,136.57
Money Market Account	<u>\$151,420.44</u>
Total Funds	\$275,557.01

Signs will be posted at the entrances to remind homeowners that third quarter assessments are now due. There are no recommended collection actions this month.

There have been three new homeowners since the June meeting.

The Violations Report was emailed to the Board in advance of the meeting. Three homeowners were approved to be referred to the attorney for continued non-compliance. A homeowner who installed sod without permission on the drainage easement will be notified that the empty spaces must be filled in.

Old Business

The rescheduled Special Meeting to consider amendments to the documents will be held on Wednesday, August 26th at 7:00 pm.

The mailing of pond easement letters was tabled.

A revised proof was provided for the playground sign. The Board approved the revised proof with several additional minor changes.

The two homeowners who received letters concerning line of sight issues identified by the county have moved their fences. The Board feels that the safety concerns at these intersections still exist and the county will be contacted to determine what else can be done.

New Business

Quotes were received from two companies to repair the front entrance signs.

- AllWeather Contractors - \$4,980.00
- Leister Construction - \$6,758.50

The Board tabled consideration of the proposals in order to clarify the specifications and to discuss revising the design of the signs.

Quotes have been received for repairs to the Pool Cabana and to enclose the areas adjacent to the current building. The Board requested meetings with both contractors to discuss the proposals.

A proposal to install a playground on Firefly Drive was received from a homeowner (Ed Preckajlo who works for Lowe's). The plan included a swing set, monkey bar swing set, see saw, geo dome climber, two picnic tables, a gazebo, trash cans, and a fence. The total cost would be \$14,200.00. The Board thanked Mr. Preckajlo for his efforts and discussed the proposal, and possible additions to the existing playground. Tim made a motion to table consideration of the proposal for ninety (90) days. Sandi seconded. None opposed.

The next meeting will be held on Friday, August 7th, 9:00 a.m., at The CAM Team office.

All business being completed, Tim made a motion to adjourn the meeting. Sandi seconded. None opposed. The meeting was adjourned at 7:43 p.m.

Respectfully Submitted,

Kathy Melton, CAM

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Signature

8.7.15
_____ Date