

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
October 14, 2016
Lake Asbury Elementary School Cafeteria

Present: Barbara Ward, Tim Crutchfield, David Land, and Dennis Daughtry; Kathy Melton and Gina Cabral represented The CAM Team.

Excused: Sandi Smith

The meeting was called to order at 6:30 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.

A motion was made by David Land to waive the reading and to approve the minutes of the September 12, 2016 meeting. Dennis Daughtry seconded. None opposed. Dennis Daughtry signed the minutes.

Homeowners Forum:

A question was raised as to whether Rubbermaid sheds are allowed. An ARC form must be submitted for approval.

An item of new business was taken out of order. David Land nominated Amy Wyatt to the Board of Directors. Tim Crutchfield seconded. None opposed and the motion carried. Amy Wyatt agreed to be the Co-Chairman of the Events Committee.

Committee Reports:

Architectural Review Committee:

- Currently there are three (3) outstanding requests; one of the outstanding requests has been turned over to the attorney for action.
- The Committee requested that approval letters for sheds/accessory buildings include verbiage that states that it is incumbent on the homeowner to ensure that the location of the buildings meets county setback requirements or the HOA requirements, whichever is greater.
- The Committee asked that notes be added by The CAM Team to the online system when additional information has been requested from a homeowner.

Events Committee:

- Plans are being made for a movie night in November.

Landscape, Ponds and Preserve Committee:

- Aquatic Systems provided the stocking history for the ponds from 2008 to the present. Four ponds would benefit from restocking carp: Ponds 3, 5, 7 and 11. It will take several months for Aquatic Systems to amend the current carp permit, which has been exhausted.
- David DeLarm checked the erosion issue on Pond 2 on Monday, and has to delay the repairs until the water level in the pipe and the pond goes down. He will check everything again on Saturday and will do the work as soon as possible. The area will be staked off for safety purposes. For the record, a motion was made by David Land to accept the pond repair proposal from DeLarm Excavating - \$3,620.00. Tim Crutchfield seconded. None opposed and the motion carried.
- BrightView will start the front sign landscape project on October 17th.

- A proposal was received from BrightView to cut back the trees along Pond 1 - \$1,550.00. The Board tabled the proposal and requested additional information concerning the cost to remove the trees and replace them with appropriate hardwood trees.

Pool Committee:

- A bill was received from the pool vendor for services provided related to Hurricane Matthew - \$337.50. After discussion, the Board asked Management to discuss the bill with the vendor as they do not feel that an extra payment is warranted. The Board discussed putting the pool/janitorial contract out for bid.

Funds:

The September 2016 financials were emailed to the Board in advance of the meeting. Balances as of September 30, 2016 were:

Operating Account	\$143,159.85
Money Market Account	<u>\$121,467.58</u>
Total Funds	\$264,627.43

Fourth quarter statements were mailed in mid-September. Outstanding receivables as of September 30th are \$117,289.69, which is the lowest level since The CAM Team took over management of the community.

The October 2016 Collection Tracker was reviewed in detail. There were no requested actions. A legal action update report provided by Attorney Ted Brown will be emailed to the Board.

There have been two (2) new owners since the September meeting.

A copy of the most recent violation tracker was provided to the Board for review. The Board requested that a violation run be conducted occasionally in the evening or on the weekend to look for commercial vehicles. The attorney will be contacted about a recreational vehicle that is still parking on Gentlewinds Drive.

Old Business

The front landscape enhancement project was discussed under Committee Reports earlier in the meeting.

The Board discussed the proposal received from Southern Recreation, Inc. to add a shade structure over the play equipment in the park (\$10,936.70), and to install a swing set (\$6,448.26). Additional information was received concerning options for chains, seat colors, and the style of the infant swings. Tim Crutchfield made a motion to move forward with the installation of the shade structure and swing set. Dennis Daughtry seconded. None opposed and the motion carried. The Board selected red poles and a beige cover for the shade structure. The seat colors on the swing set will be blue, and a plastisol coated chain will be added at an additional cost of \$32.00 per swing. The infant swings are fully enclosed, which is what the Board requested. Several Board members will meet at the park to determine the best location for the swing set.

Attorney Sean Murrell was contacted about several matters to see if a legal opinion was warranted.

- Cars blocking sidewalks – This is a safety issue, but Attorney Sean Murrell could not find an ordinance that prohibited it. Gina Cabral contacted CCSO and was informed that officers will

not enforce cars blocking sidewalks. The Board does not feel that the additional cost to have the attorney research the matter further would be beneficial.

- Requirement that pets must be on a leash – The attorney said that the Covenants are clear that pets must be on a leash when outside. A formal opinion will not be requested at this time.
- Neighborhood Watch – Does the Board have any liability for the Official Silver Creek Crime Watch page, or for issues arising since signs for Neighborhood Watch are still posted in the neighborhood? – The attorney stated that it would be extremely unlikely that the Board or Association could be held liable, but suggested that the Board send a letter to the community that the Crime Watch page and Neighborhood Watch are not sponsored by the Association, and to put the letter in the official records. A letter will be included in the next newsletter, or with statements that will be sent in December.

The 2017 Budget will be discussed and approved at the next meeting, which is scheduled for November 3rd. Notice will be posted on the website and the front sign at least fourteen (14) days prior to the meeting. No increase of assessments is being considered.

The Board is considering canceling the December meeting. This item will be placed on the agenda for the next meeting.


New Business

The front fence is in need of pressure washing. Management will contact the vendor who completed the project last year.

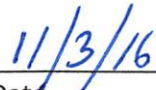
All business being completed, Dennis Daughtry made a motion to adjourn the meeting. David Land seconded. None opposed. The meeting was adjourned at 7:58 p.m.

Respectfully Submitted,

Kathy Melton, CAM



Signature



Date