

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
September 1, 2011
Lennar Model Home

Present: Tammy Lewis, Brian Low, Glenda Esco, and Kathy Melton representing The CAM Team at RE/MAX Specialists. Also in attendance were Harley Blackstock, Jamie Wilson, Ed and Theresa Smith, and Michael Fuhrman.

The meeting was called to order at 6:32 pm by Tammy Lewis.

The minutes from the August 4, 2011 meeting were approved as written. Draft minutes from the Annual Meeting were approved to be posted on the website.

Homeowner Concerns:

Harley Blackstock expressed concern about several washed out areas around Pond 15.

Committee Reports:

Architectural Review Committee: Several requests submitted by homeowners for improvements they have already made were discussed. A letter will be sent to two homeowners advising them that their fence has been installed on a common area and must be moved. A homeowner who installed a fence on the drainage easement will be given an approval, but with the understanding that the fence will have to be removed if access is needed.

Funds:

The balance in the Operating Account at the end of August was \$62,361.11. The balance in the Money Market Account was \$145,969.32. A write-off of \$1,065.61 was signed for Lot 507 – 1817 Creekview Dr. The property was sold by The Bank of New York Mellon and \$788.03 was received at the closing, which represents more than the statutory amount. The Collection Tracker was reviewed. A motion was made by Brian Low to approve the requested actions (thirty-four (34) Intent to Lien Notices, twenty (20) liens, and five (5) Intent to Foreclose Notices) with the total cost not to exceed \$6,700.00. Tammy seconded. None opposed. The legal process to collect will begin when a homeowner's delinquent balance exceeds \$500.00.

Statements for fourth quarter assessments will be mailed mid-September. Coupon books will be used next year and will be ordered in early December.

Old Business:

One camera at the pool was hit by lightning and is being repaired at no cost to the Association. A new fiberglass pole with lightning protection will be installed. Two quotes have been requested. The pool gates were upgraded with mag locks. The database is in the process of being updated.

Two additional lights have been installed at the back of the pool area. Three lights are out in the pool. Pool hours will have to be adjusted until the lights can be replaced. Glenda Esco made a motion that the pool be closed at dusk. Brian seconded. None opposed. Notice will be posted at the pool and on the website that the new pool hours are 7:00 a.m. to 8:00 p.m.

A Community Garage Sale will be held on October 1st.

The bulletin board at the pool will be removed. Lennar Homes will be contacted to see if they will split the cost of the new bulletin board at the entrance.

New Business:

The Neighborhood Clean-up originally scheduled for early November will be rescheduled for next year. Lennar Homes has indicated that they would like to schedule a Movie Night or some other type of "Close Out" event in October.

A major overhaul of the pool is needed. Amenity Services has been contacted for a bid to re-marcite the pool and to repair the tiles and deck. Stanley Pools, who installed the pool, will also be contacted for a bid. Another alternative to deal with the algae problem would be to drain the pool and do an acid wash, however this would only be a temporary solution.

The pool pump will need to be replaced at the close of pool season. The approximate cost will be \$2,200.00.

The next meeting is scheduled for October 6, 2011 at 6:30 p.m.

The meeting was adjourned at 8:26 p.m.

Respectfully Submitted,

Kathy Melton, CAM

Signature