

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
May 3, 2012
Lake Asbury Elementary School Cafetorium

The Annual Meeting of the Silver Creek of Clay County Homeowners Association, Inc. was called to order at 6:49 p.m. The Board was introduced: President, Tammy Lewis, Vice-President, Glenda Esco, Secretary/Treasurer, Brian Low, and Director, Jennifer Russell. Also in attendance was Kathy Melton representing The CAM Team.

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.

The minutes from the May 5, 2011 Annual Meeting were approved as written.

President's Report:

- The stop sign petition requires signatures from 360 homeowners. To date, approximately 160 signatures have been collected. The Board is requesting assistance to help get the necessary signatures so that the county will conduct a study.
- Forced cuts on lawns not in compliance with the Covenants and Restrictions will be starting. Please contact The CAM Team if you have concerns about a specific lawn.
- The roads in the community belong to the County, so the Association cannot do anything about vehicles in the road. Please contact the non-emergency number for the Clay County Sheriff's Office.
- The lawn service contract was awarded to the Tree Amigos effective January 1, 2012.
- Signs will be posted at the ponds and common areas to let residents know that motorized vehicles are not permitted in those areas.
- There will be a person from Amenity Services monitoring the pool seven days a week starting the weekend before Memorial Day. The monitor will wear a t-shirt to identify who they are. A copy of the Pool Rules and Regulations was mailed to each homeowner as part of the Annual Meeting mailing.
- The gate system at the pool is in use and the key cards are functioning. It is every resident's responsibility not to allow admittance to those people who do not have a card or have an inoperable card. Key cards are deactivated for homeowner's whose account is 90 days or more delinquent. Pool hours are 7:00 a.m. to 8:30 p.m. daily.
- The cameras at the pool are not monitored daily. The Clay County Sheriff's Office has access to the camera system. The feed is also reviewed when a complaint is received. The Board does not have any homeowner's personal information.
- The Board has worked hard to increase community participation. Two family events are scheduled: June 2nd and September 8th. A flyer will be posted on the website (www.mysilvercreekhoa.com) before each event. The next garage sale is scheduled for October 13th. Homeowner attendance at the monthly Board meetings has been increasing. A quarterly newsletter is published and posted on the website. Yard of the Month will begin in

May with two awards being given: Yard of the Month and Most Improved Yard. Awards are also given at Halloween and Christmas for the best decorations.

- A new community bulletin board has been installed at the front to keep residents updated on current events.
- The front entrance walls were repaired and painted, and new lettering with a lifetime warranty was installed.
- A storm drain pipe had to be replaced at the pond in the Garden Moss/Gentlewinds area. Erosion at the ponds will need to be addressed in the near future.
- The pool will need to be resurfaced and repairs will need to be made to the deck area.
- The Association needs the active participation of the homeowners in the community. Volunteers are needed and welcomed. The Hospitality and Welcoming Committee greets new homeowners and provides a packet of important information. The Architectural Review Committee reviews any exterior changes that homeowners wish to make.

Treasurer's Report:

Brian Low reported that the community will have 600 homes when completed. Currently 584 homes have closed, leaving 16 builder lots. Projected income for 2012 is \$280,000. The current assessments are \$475.00 per closed lot per year and \$237.50 per developer lot. The Board works with homeowners who are delinquent on their accounts and payment plans are available by contacting The CAM Team.

As of April 30, 2012:

| | |
|-------------------------|-----------|
| Operating Account | \$111,348 |
| Money Market Account | \$146,443 |
| Over 90 Days Delinquent | \$160,883 |

The Board and The CAM Team are actively working to collect the past due amounts, and utilize all legal means provided in the Covenants and Restrictions and Florida Statute 720.

Committee Reports:

ARB Committee – The form to request approval for exterior changes is available on the website. A fee of \$25.00 is required when submitting the form. Minor landscaping changes or painting with the same color does not require a form. Follow-up letters will be going out concerning ARB changes for which no form is on file.

Hospitality and Fining Committees have been formed. Additional volunteers are needed. The committees meet as needed and report to the HOA Board monthly.

The election of officers was not 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.

Residents were reminded to clean up after their pets. Homeowners who fail to do so can be reported to Clay County.

A homeowner requested that people stop feeding the ducks.

Additional chairs/loungers/umbrellas are needed at the pool. Residents are requested to close the umbrellas when they leave.

Concern was raised about speeding in the neighborhood. The options of stop signs versus speed bumps were discussed.

A homeowner suggested contacting vendors, for lawn services and contractors to build walls to hide trash cans, to provide discounted services to interested homeowners.

Confusion is caused by the first street to the right, which is named Creekfront Dr. No homes are on this street, so a request was made to try to get the name changed.

A bid has been requested to finish the sidewalk on Firefly Dr. Homeowners would like to see additional play areas throughout the neighborhood.

A raffle drawing was held for the homeowners in attendance. Congratulations to:

| | |
|--|--|
| Free Year of Dues | Carolyn Brown |
| \$50 Winn Dixie Gift Card (Donated by The CAM Team) | Edwin Barea |
| \$50 Home Depot Gift Card (Donated by The CAM Team) | Steven Reynolds |
| \$20 VISA Gift Cards (Donated by Lennar Homes) | Frank Bryant Diane Arnett David Starnes Glenda Esco |

The meeting adjourned at 8:04 p.m.

A brief organizational meeting was held at the conclusion of the Annual Meeting. The 2012-2013 Officers are:

| | |
|----------------|------------------|
| President | Tammy Lewis |
| Vice-President | Glenda Esco |
| Treasurer | Brian Low |
| Secretary | Jennifer Russell |

Respectfully Submitted,

Kathy Melton, CAM

