

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
June 7, 2012
RE/MAX Specialists Board Room

Present: Tammy Lewis, Brian Low, Glenda Esco, Jennifer Russell, and Kathy Melton representing The CAM Team at RE/MAX Specialists. Also in attendance were: Harley Blackstock and Charles Moody.

The meeting was called to order at 6:40 pm by Tammy Lewis.

A motion was made by Brian Low to waive the reading and to approve the minutes of the April 5, 2012 meeting and the May 3, 2012 Annual Meeting as written. Jennifer Russell seconded. None opposed. Jennifer Russell signed the minutes.

Committee Reports:

Architectural Review Committee: Second notices were sent to homeowners who made exterior changes without having an approved ARC form on file. Several requests were reviewed at the meeting:

- A fence on Silverado Circle must be brought into compliance with the Covenants and Restrictions. A letter will be sent.
- A fence on Creekfront Dr. extends almost to the front edge of the house. The ARC form was approved.
- A homeowner requested to put a four (4) foot fence along the side of the property to allow views of the pond. The request was denied. A member of the Committee will talk to the homeowner before the denial letter is sent.
- A driveway on Creekfront Dr. was widened without ARC approval. A final notice was sent requesting the proper paperwork. One more letter will be sent requesting the information prior to the matter being turned over to the attorney.
- A homeowner received a letter requesting the ARC form for work that was being done to the property. An e-mail was received saying that the work was a repair. No form is needed.
- Two homeowners submitted ARC forms that were denied and have requested the \$25.00 fee be refunded. The Board discussed the issue and agreed the fee is nonrefundable. If the homeowners submit another form in the future, the \$25.00 fee will not have to be paid again. Letters will be sent to the homeowners.

Funds:

The balance in the Operating Account at the end of May was \$88,794.41. The balance in the Money Market Account was \$146,490.69. Collections have been going well and responses to the suspension letters and notes sent to homeowners in danger of having rights suspended have been positive. Several accounts were paid in full. Several other homeowners entered into payment plans. Closings in the neighborhood are up and a check was received from a title company for \$6,714.15.

The June 2012 Collection Tracker was reviewed. Brian made a motion to approve the requested actions to file one (1) intent to lien, two (2) liens, one (1) lien and intent to foreclose lien, and four (4) foreclosures. Tammy seconded. None opposed and the motion carried with the stipulation that a final letter be sent to two homeowners requesting contact by the end of the month or the Association will proceed with foreclosure. The other two homeowners approved for foreclosure received the letter in April and did not respond or provide an acceptable payment plan.

Old Business:

Recent issues have arisen concerning pool/janitorial maintenance with Amenity Services. The pool service person has changed twice recently, and there has been a change in supervisors. Bathrooms and the pool are not being cleaned properly. A meeting was held with Dan Fagen and the supervisor to outline the Association's expectations. A bid has been requested from Rob (the former pool person who now works with the Dumont Company) for pool chemicals.

The pool monitoring is going well. The two monitors assigned to Silver Creek are doing a great job. The biggest issue to date has been underage children being at the pool unsupervised. Infractions will be reported to Management and a letter will be sent to the homeowner and/or tenant advising them of the pool rules. The Pool Rules and Regulations will be sent, as well.

Amenity Services has offered to do a black algae treatment free of charge. The Board requested more information about the chemicals that would be used.

The Adams Homes lots in the community are not being taken care of properly. Numerous calls from Management have not brought the desired response. Brian made a motion to have the attorney send a letter requesting the lots be cleaned up and leveled, and that the dead trees be removed. Glenda Esco seconded. None opposed and the motion carried.

Four new pool signs have been ordered and will be installed soon. Four additional "no motorized vehicles" signs have been ordered and will be added to several ponds and common areas.

The sprinkler work around the pool has been completed. Several of the sprinklers have a manual shut-off at the sprinkler head.

An agreement was received from Clay County Utility Authority to change the entrance from potable to reclaimed water. The attorney reviewed the agreement and noted that the legal description was incorrect. The paperwork was revised and the Board authorized Management to sign the agreement.

A quote was received from Tree Amigos to remove a tree stump by the pool and a dead tree in front of the subdivision. The quote of \$600 seemed high and additional quotes will be requested. The quote to clear the area between Rolling Hills and Silver Creek was rejected and the Board voted to leave the area in its natural state and bush hog when necessary.

The quote from Tree Amigos to mulch the playground area is \$720.00. The normal cost has been approximately \$300 - \$350. Mike with Oasis Lawn Care is preparing a bid.

One of the cameras was damaged by the crew cleaning the pool cabana. JaxHandyman has offered to replace the camera. The Board approved the payment of the invoice contingent upon the camera being replaced.

A quote was received from A.P.K. Austin, LLC to install 3 color dome cameras and 2 infrared lights to allow viewing of the far end of the pool. A motion was made by Brian to accept the bid of \$3,486.86 to install the cameras and lights. Glenda seconded. None opposed and the motion carried.

Ideas should be submitted to Management as soon as possible for the newsletter. Suggestions so far include: a recap of the Annual Meeting, information about the Yard of the Month and Holiday

Decorating Contests, What your HOA dues pay for, Hurricane Preparedness, what "single family residential" means, and a request that residents pressure wash their homes and mailboxes.

A homeowner suggested at the Annual Meeting that the first Creekfront Dr. on the right be renamed. The road dead-ends into Creekridge Dr. and causes confusion with emergency vehicles and delivery people. The Addressing Department at Clay County was consulted and the two homeowners who abut the property would have to support the change. The matter would then have to be referred to the Board of Commissioners for approval.

New Business:

Pond #2 is experiencing serious erosion problems. Brian made a motion that Jeff's excavating be contacted to provide a bid to repair the pond, and to provide a plan of action to bring the heavy equipment in so that the homeowners affected can be notified. Jennifer seconded. None opposed and the motion carried.

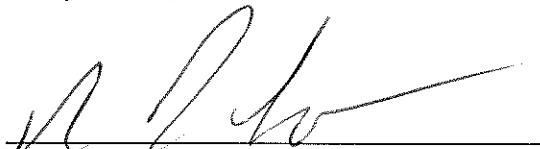
A bid was received to replace the two lights in the shallow end of the pool, and the one light in the deep end. The cost is \$175 per light. Additional bids will be requested.

The meeting for July has been canceled. The next meeting will be held on August 2, 2012 in the board room at RE/MAX Specialists.

All business being completed, the meeting was adjourned at 8:54 p.m.

Respectfully Submitted,

Kathy Melton, CAM


Signature _____ 2 AUG 2012