

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
March 3, 2011
Lennar Model Home

Present: Tammy Lewis, Kyle Fresh, and Kathy Melton representing The CAM Team at RE/MAX Specialists. Also in attendance were Steve and Nancy Reynolds, Barbara Ward, Ed and Teresa Smith, and David Watts from Lennar Homes.

The meeting was called to order at 7:08 pm by Tammy Lewis.

A motion was made by Tammy to waive the reading of the minutes from the February 3, 2011 meeting. Kyle Fresh seconded. None opposed.

Committee Reports:

Architectural Review Committee: This has been a quiet month for ARC requests. The Board has conducted a drive-through the neighborhood to log exterior improvements and the list has been compared to the records received from PMSI. Letters will be going out to homeowners asking them to either submit an ARC form or to provide a copy of their approved ARC form.

Funds:

The balance in the Operating Account at the end of February was \$47,712.62. The balance in the Money Market Account was \$145,676.06. The focus continues to be on collections. Rent notices to collect from owners who have tenants in their units proved to be successful. The Board is also pursuing legal means to collect past due assessments, including Notice of Intent to Lien, Lien, Notice of Intent to Lien, and Foreclosure. The Collection Tracker was discussed. The requested actions to file 15 liens and notice of intent to foreclose liens, and 3 notices of intent to foreclose lien were approved by the Board.

Old Business:

The Fines Policy has been signed and the Fining Committee is in place. The Board will discuss which route to go with specific violations – either to the attorney or to the Fining Committee. The Hospitality Committee is in place, as well. The Welcome Lady in the area is currently revamping her system and should have folders and coupons available to share in April. An information sheet from the Association will also be given to new owners.

The newsletter has been completed and is currently posted on the website. Information should be submitted to Management for the next quarterly newsletter.

Upcoming events:

- Movie night, sponsored by Lennar Homes, will be held on Saturday, March 5th (Rain date Saturday, March 12th) at the pool area. The featured movie is Apollo 13.
- The first neighborhood garage sale will be held on Saturday, April 2nd. Management will take care of placing the ad in the newspaper. A volunteer is needed to hand out maps at the entrance.
- A neighborhood clean-up is scheduled for March 26th.

- An Easter event is planned for Saturday, April 9th. O2B Kids and the person who provides fingerprinting will take part. A suggestion was made to supply "golden eggs" with gift certificates to local businesses.

The insurance policies are currently out to market. The policies are being moved to a better company (Tower Hill) and the number of policies is being reduced from three down to one or two.

The Board approved the purchase of 21 signs to be made by the students at the junior high school at a cost of \$225.00 plus \$25.00 for pizza.

New Business:

Three bids were received for the maintenance of the ponds in the neighborhood. The Board voted to stay with Aquatic Systems. Mark Lewis will discuss pricing with David from Aquatics, and continue to work closely with him to ensure that the Association gets quality service. In addition, Mark will ask to be notified by e-mail or by phone as to which days the service technician will be in the neighborhood.

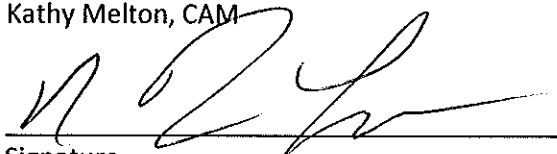
The current camera system is under warranty, but the camera is broken and the Board has never had any contact with the camera company. Management will contact an attorney to see if there is a way to get out of the current contract. Digital Xtreme has provided a bid to install a new camera system that is web-based and has a lifetime warranty. Cameras will cover the parking lot, pool, building, and playground. The cost for a 4-camera system is \$2,247 and an 8-camera system is \$3,638. A bid was also submitted to install a card entry system for the pool. The cost is \$3,835.95 plus \$1,000 for additional cards. Both gates will have an exit button. Management will talk to the representative to get the cost to add card readers to both bathroom doors. One card will be issued per household and will provide the Board more control over entry to the pool.

Rob with Amenity Services will be submitting a bid to pressure wash the pool area. The cost will be approximately \$450. An additional bid is needed to pressure wash the front entrance signs and the fences along Sandridge Rd. The contractor will need to have a mobile unit for this project.

The meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Kathy Melton, CAM


Signature

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