

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
March 11, 2013
Panera Bread – Fleming Island

Present: Tammy Lewis, Jennifer Russell, Sandi Smith and Kathy Melton representing The CAM Team. Also in attendance were Barbara Ward and Brenda Crotts.

The meeting was called to order at 6:39 pm by Tammy Lewis.

A motion was made by Sandi Smith to waive the reading and to approve the minutes of the February 7, 2013 meeting as written. Jennifer Russell seconded. None opposed. Jennifer signed the minutes.

The protocol for Board of Directors meetings was discussed. The meeting is for the Board to conduct its business. Residents are encouraged to attend, but will not have the opportunity to take part in the discussion of agenda items. A time will be set aside at the beginning or at the end of the meeting for members to share their concerns.

Committee Reports:

Architectural Review Committee:

- There is no need to discuss all of the ARC requests at the Board meeting. The Committee is requested to review with the Board only those requests that have outstanding issues.
- The ARC Log with outstanding ARC issues was discussed. The Committee members each have a section and will review for any items not in compliance. Tammy has also cleared a number of the outstanding items. Three homeowners who made improvements may have to be referred to the attorney.
- A motion was made by Tammy to make Sandi the Chairman of the ARC Committee. Jennifer seconded. None opposed.
- One additional member is needed for the Committee. A notice will be posted on the bulletin board.

An email was received from Glenda Esco stating that she is stepping down from the Board. The Board accepted her resignation.

In filling vacancies for the Board of Directors, Jennifer shared that those willing to serve should be at the meeting in person to be considered and must be able to attend the regular Board meetings. Florida Statute allows for the removal of a Board member who misses three consecutive meetings. The possibility of holding Board meetings on a Saturday or Sunday was discussed, however several Board members felt the current meeting schedule was preferable.

Barbara Ward stated that she would like to be considered for the Board.

Funds:

The February 2013 financials were emailed to the Board in advance of the meeting. The balance in the Operating Account at the end of February was \$129,401.20. The balance in the Money Market Account was \$138,738.85.

A motion was made by Tammy to suspend the voting rights and right to use the pool for the list of homeowners presented who are more than 90 days in arrears on their assessments. Jennifer seconded. None opposed. Management will send a letter to the homeowners.

The March 2013 Collection Tracker was discussed in detail. Two Association foreclosures recently were offered for sale on the courthouse steps and were purchased by a third party bidder. The Association will receive approximately \$10,000.00 for these two properties. Six homeowners who received a foreclosure summons from the Association have entered into payment plans. Another payment plan request received by the attorney was reviewed by the Board and approved. A motion was made by Tammy to approve the requested actions to file two (2) intents to lien, three (3) liens and intents to foreclose lien, and two (2) foreclosures. Jennifer seconded. None opposed.

Old Business:

The new pool equipment is in place. The containment unit, to be placed around the chlorine tank, has been ordered. A letter was sent to Amenity Services terminating the contract for pool maintenance and janitorial services. Rob, with the Dumont Company, will take care of maintaining the pool until a new contract can be signed. Bids for pool maintenance have been requested. Tammy Lewis informed the Board that she will be submitting a bid for the pool maintenance. A motion was made by Sandi to pay Rob \$500.00 per month for pool service in the interim. Jennifer seconded. None opposed.

Two recommendations were received for contractors who can re-strap the pool furniture. Unique Special Services bid \$2,690.00 to repair fourteen (14) chairs and thirty-six (36) lounge chairs. A motion was made by Jennifer to have the chairs re-strapped. Sandi seconded. None opposed. The process takes approximately two weeks.

Tammy contacted The Party Company to arrange for an obstacle course and food for the Memorial Day event on May 25th. The Board approved the \$800.00 down payment. Activities are needed for the older residents. Sandi offered to help plan the event. Barbara Ward also indicated that she might be willing to help. A suggestion was made to contact the American Legion, VFW, and Shriners to see if they would like to participate.

The first quarter newsletter will be mailed to residents this month.

The Annual Meeting will be held on May 2nd. A suggestion was made to have a sign-up sheet for committees on each of the tables. Suggested committees include: Events Committee, Welcome Committee, Pool Committee, and Storm Water/Conservation Committee. All of the Board members would like to be more involved during the meeting. The ballot and voting procedure was discussed should there be a quorum.

New Business:

Pond 15 had repairs done to it last year, but is in need of additional repairs. Erosion has caused several issues and must be addressed. A bid was received from Jeff's Excavating for \$6,750.00 to re-set a pipe and grade the area around the pond. The best option for erosion control is to install a Geo-Tech fabric around the perimeter of the pond and install Bermuda sod at a cost of \$17,052.00. Jennifer made a motion to do the repair and go with the best option for erosion control. Sandi seconded. None opposed. A bid has been requested from Tree Amigos for temporary irrigation to water the new sod.

Jeff's Excavating was in the neighborhood today to provide a bid to repair issues on several other ponds, including pond 2.

Repair and maintenance items were discussed.

- The cabana and pool deck are in need of pressure washing.

