

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
September 5, 2013
Lake Asbury Elementary School Cafeteria

Present: Barbara Ward, Jennifer Russell, Tammy Lewis, Sandi Smith, and Kathy Melton representing The CAM Team. A number of homeowners were in attendance.

The meeting was called to order at 6:00 pm by Barbara Ward.

A copy of the minutes from the August meeting was emailed to the Board in advance of the meeting. A motion was made by Jennifer Russell to waive the reading and to approve the minutes of the August 9, 2013 meeting as written. Sandi Smith seconded. None opposed. Sandi signed the minutes.

Homeowners Forum:

Dan Lalkas, a resident and representative of Florida Pest Control, offered to put down fire ant bait around several of the ponds at no cost to the Association. He also offered a service to homeowners in the neighborhood to treat houses that qualify for dry wood termites. Sandi made a motion to include a flyer about this service in the next newsletter and to post the flyer on the website and Facebook page. Jennifer seconded. None opposed. Jennifer made a motion to allow Florida Pest Control to treat for fire ants. Sandi seconded. None opposed.

Committee Reports:

Architectural Review Committee:

- An updated copy of the ARC tracker was provided to the Board.
- A shed was approved and will be installed within thirty (30) days.
- The Committee met with a homeowner whose shed was not in compliance. Steps are being taken to bring the shed into compliance, and the Committee will meet with the homeowner again within thirty (30) days.
- A homeowner relocated their shed behind their house so that it is no longer visible from the street.
- An outstanding issue concerning a shed has been resolved as a board on board fence was installed on the right side of the property. A motion was made by Tammy Lewis to approve the shed and fence, and mark the file as closed. Jennifer seconded. None opposed.
- Several homeowners who received letters from The CAM Team have complied and removed items such as gravel, building materials, etc. from view.
- Jennifer Russell requested to be added as a user on the ARC website.
- The Committee is discussing whether a policy should be developed for the widening of driveways.
- Door colors were discussed. Sandi made a motion to waive the ARC fee of \$25.00 for painting doors, but the homeowner must submit the color for approval. Tammy seconded. None opposed.

Funds:

The August 2013 financials were emailed to the Board in advance of the meeting. The balance in the Operating Account at the end of August was \$147,956.53. The balance in the Money Market Account was \$130,979.15.

The September 2013 Collection Tracker was discussed in detail. Responses to the last legal actions have been encouraging. A motion was made by Tammy to approve the requested action to file thirteen (13) notices of intent to lien. Jennifer seconded. None opposed.

Old Business:

Response to the neighborhood luau event has been very positive. Jennifer thanked everyone for their help, and Adams Homes for their donation to the event. The Events Committee will search for a new party company to use in the future.

A Community Meeting for homeowners is scheduled for Monday, September 23rd, from 6:30 pm to 7:30 pm at Lake Asbury Elementary School Cafeteria. Jennifer will emcee the meeting and give a short introduction before opening the floor to the homeowners. The Association will provide refreshments.

Mission Statements were reviewed for the ARC, Welcome, and Events Committees. A motion was made by Jennifer to accept the Mission Statements as written. Sandi seconded. None opposed. Jennifer made a motion to appoint Doug Foss to the Events Committee. Sandi seconded. None opposed.

Because of outside commitments, Tammy informed the Board that she will not be able to be the liaison to the Pool Committee. Responsibilities need to be set by the Board for this Committee. The pool needs to have the marcite redone in the off season. Bryan Filing, the pool technician, has offered to meet with the Board to discuss different options. A meeting will be set up by Management for Thursday, September 26th, 9:30 am at either The CAM Team office or onsite at the pool. The meeting will be posted on the website and on Facebook.

A suggestion was made to expand the Pond Committee to include oversight of the landscape services in the neighborhood.

The Events Committee would like to request additional funds to add an additional event in the fall, such as a movie night with popcorn, drinks, and cotton candy. The Committee will meet and propose a time, date, and budget at the next meeting. A Community Garage Sale will be held on Saturday, October 5th. Management will place an ad in the local paper.

The newsletter is almost complete. A draft copy was provided to the Board for review. Approximately half of a page is available for additional articles.

The Board is considering meeting with an attorney to address several issues in the neighborhood, such as the size of the Board, sheds, etc. Board members will circulate questions via email and then set up a consultation with the attorney.

New Business:

Handyman work at the cabana has been done by Mark Lewis in the past. The Board discussed whether to ask volunteers to do the work in the future, or to hire someone. A suggestion was made to ask Bryan Filing whether he would be interested in handling some of the minor handyman jobs. Barbara thanked Tammy for all that she and Mark have done for the community.

A proposal was provided by Mark Lewis to install a computer system at the pool that would operate the cameras and pool gate. Phyllis Barnett and David Conner in the Clay County Building Department informed Barbara that hot water is not needed at the pool, so the hot water heater can be removed to

allow the installation of an air conditioner for the computer system. A motion was made by Jennifer to accept the proposal for the computer system and to ask Mark Lewis to oversee the installation. Sandi seconded. None opposed.

Leaving the pool gate open at neighborhood events increases the liability to the Association. Either the gate should be closed, or the Association should provide volunteers to man the gate during the event.

Nutria have been observed at several of the ponds throughout the neighborhood. A trapper has been contacted and has set several traps. Any homeowners who see nutria are asked to contact Management and provide time/location of sightings.

Four proposals have been received for the landscape contract. One bid was significantly higher. The Board has requested a meeting with the other three companies. The meeting will be held on Friday, September 13th, starting at 9:00 am at The CAM Team office.

The CAM Team presented "Written Rules for Inspection of the Official Records of the Community" that govern the process should a homeowner wish to inspect the Association's records. A motion was made by Sandi to adopt the rules with one minor change in wording. Jennifer seconded. None opposed.

The 2014 Budget will be discussed at the next Board of Directors meeting on October 11th. A draft copy of the budget was provided to Board members. Any changes in the budget should be forwarded to Management in advance of the meeting.


Tammy shared that she joined the Board not expecting to be involved for as long as she has been, and that her goal has always been to look out for the Association to the best of her ability. After much thought, Tammy informed the Board that she is resigning from the Board effective immediately.

A motion was made by Jennifer to name Mike Trimmer as Treasurer. Sandi seconded. None opposed.

All business being completed, Jennifer made a motion to adjourn the meeting. Sandi seconded. None opposed and the meeting was adjourned at 7:50 pm.

Respectfully Submitted,

Kathy Melton, CAM



Signature



Date