

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

March 3, 2016

Lake Asbury Elementary School Cafeteria

Present: Barbara Ward, Sandi Smith, Dennis Daughtry, and David Land; Kathy Melton and Gina Cabral represented The CAM Team.

Excused: Tim Crutchfield

The meeting was called to order at 6:31 p.m. by President, Barbara Ward. Notice of the meeting was posted on the front entrance sign at least forty-eight hours in advance of the meeting.

A motion was made by Dennis Daughtry to waive the reading and to approve the minutes of the February 3, 2016 Board of Directors meeting as written. Sandi Smith seconded. None opposed. Sandi signed the minutes in Tim Crutchfield's absence.

Homeowners Forum:

Mr. and Mrs. Murray, who are purchasing a home in the neighborhood, asked about the ARC process.

Committee Reports:

Architectural Review Committee:

- A copy of the most recent ARC Report was provided to the Board.
- A homeowner who installed a pool without submitting an ARC request has provided a copy of the permit application. The Board is concerned about the fence surrounding the property. A conference call will be set up with the attorney, Management, and Barbara to discuss options available to the Board.
- There are two other outstanding requests:
 - A request to install a fence on Creekfront Dr. is on hold until the owner submits a survey.
 - A request to replace a wooden fence has been received.
- The attorney will be contacted for an update on the injunctive lawsuit to be filed against a homeowner who has a non-compliant fence and has installed a playset that extends into the common area.

Events Committee:

- The Annual Easter Egg Hunt will be held on Saturday, March 19th, from 9:00 – 10:30 am.
- A community garage sale will be held on Saturday, April 2nd.
- The Luau will be held on Saturday, May 28th.
- A list of community events was included in the latest newsletter.

Landscape, Ponds and Preserve Committee:

- ValleyCrest is in the process of scheduling installation of irrigation in an easement area on Silverado Circle (by Pond 15).

- A quote was received from ValleyCrest to remove the shrubs in front of the cabana - \$140.00. A motion was made by Dennis to approve the proposal. David Land seconded. None opposed and the motion carried.
- A quote was received from ValleyCrest to replace the spray heads with drip heads in the cabana flower beds - \$285.00. Sandi made a motion to approve the proposal. David seconded. None opposed and the motion carried.
- A quote was received from ValleyCrest to remove a dead tree and bottle brush tree from the common area on Silverado Circle (near Garden Moss) - \$335.00. Sandi made a motion to approve the proposal provided that the tree stump is removed. David seconded. None opposed and the motion carried.
- Mulch was installed yesterday and today.
- Aquatic Systems will be contacted to see if carp need to be added to the ponds.

Pool Committee:

- Bryan Filing, BSF Services, will be contacted to make sure that the pool furniture, including the underside, will be cleaned by next Thursday.
- A quote will be requested from Bryan to install a barrier in the flowerbeds in the pool area to prevent mulch from going into the pool.

Funds:

The February 2016 financials were emailed to the Board in advance of the meeting. Balances as of February 29, 2016 were:

Operating Account	\$164,866.65
Money Market Account	<u>\$155,070.60</u>
Total Funds	\$319,937.65

Statements for 2nd quarter assessments will be mailed by the middle of the month.

A copy of the most recent violation tracker was provided to the Board for review. The attorney has suggested a process where a legal letter is served to homeowners in an effort to bring about compliance for minor violations, such as trash can violations. Dennis made a motion to have the attorney serve a legal letter. Sandi seconded. None opposed and the motion carried.

Old Business

Repairs to the pool cabana are almost complete. A picnic table will be purchased and installed on the right side of the cabana.

A quote to redo the front entrance signs was received from Leister Construction - \$26,618.03. Stone will be installed on the front, and the back will be painted. Aluminum fencing will be installed on either side and will connect to a column. A motion was made by David to approve the proposal. Dennis seconded. None opposed and the motion carried. A quote will be requested to install a flag pole on the entrance side.

Leases are coming in slowly. As pool forms are received, tenants must provide a copy of a current lease.

Sandi made a motion to move forward with the latest amendment to the Covenants and Restrictions. Dennis seconded. None opposed and the motion carried. The meeting has been scheduled for Thursday, March 31st, 7:00 pm, at the Lake Asbury Elementary School. The amendment package will be mailed to all owners of record at least two weeks prior to the meeting.

The Annual Meeting is scheduled for Thursday, April 28th, in the Media Center at Lake Asbury Elementary School.

The date of the next Board of Directors meeting is to be determined.

A law was recently signed by Governor Rick Scott restricting the discharge of firearms in a residential neighborhood.

New Business

A request was received from a homeowner to change the meeting night from Wednesday to another night so that more homeowners can attend. Meetings are scheduled for the convenience of the Board and every effort will be made to schedule the Board meetings for Thursday nights. The Board has changed meeting nights in the past and has held special meetings just for homeowners without much success.

Children are playing in the common area on Firefly Drive. The area is not level and a homeowner requested permission to grade the area and put some grass seed on it. The Board feels that this is an Association responsibility, so a quote will be requested from ValleyCrest. A quote will be requested for the common area at Silverado Circle and Garden Moss Dr., as well.

All business being completed, Sandi made a motion to adjourn the meeting. Dennis seconded. None opposed. The meeting was adjourned at 8:22 p.m.

Respectfully Submitted,

Kathy Melton, CAM

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Signature

4.7.16
_____ Date