

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
August 4, 2016
Lake Asbury Elementary School Cafeteria

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

The meeting was called to order at 6:30 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 July 7, 2016 meeting. Tim Crutchfield seconded. None opposed. Dennis Daughtry signed the minutes.

Homeowners Forum: None

Committee Reports:

Architectural Review Committee:

- An updated ARC tracker was provided to the Board.
- The Committee will be meeting to develop a policy for screened garage doors.
- An ARC Meeting is scheduled for August 27th at 9:00 am at the pool. Notice will be posted on the message sign, and an email will be sent out to the Committee members.
- A letter was sent to Tom Valukevich to thank him for his time on the ARC Committee.
- There are currently two outstanding requests. One request needs a picture from the homeowner. The other request will be denied as the fence does not meet the proper specifications. Sean Murrell will be notified since he has been handling this matter for the Association.
- Barbara Ward will review the ARC form to see if any changes are needed.

Events Committee:

- Dennis Daughtry asked that a \$300.00 deposit be paid to Bounce-A-Roo Party Rentals for the August 20th community event. A slide, hopper, tables, and chairs have been reserved. The event will be held from 2-5 pm.
- An Events Committee Meeting will be held at the pool on Monday, August 8th, at 7:00 pm.
- Due to work commitments, Doug Foss cannot be the Chairman of the Committee, or organize the events. He is willing to be the DJ and help with events.
- Current members of the Events Committee are: Dennis Daughtry, Karen Daughtry, Doug Foss, Amy Wyatt, Sandy Russell, Lisa Low, and Jodi Land.

Landscape, Ponds and Preserve Committee:

- A proposal was received to remove a dead pine tree in the preserve area behind 3075 Silverado Circle - \$475.00. A motion was made by Dennis Daughtry to approve the proposal. Tim Crutchfield seconded. None opposed and the motion carried.
- A proposal has been requested to shape the trees on Pond 1.
- BrightView will be sending a proposal, with renderings, to update the landscaping at the front entrance.

Pool Committee:

- Three umbrellas will be ordered from Home Depot.
- Tim Crutchfield is researching shed options for the pool area. He met with one company on Blanding Blvd. but was not happy with their customer service.
- Overall, the Board is pleased with Amenity Services. A monitor did not show up recently, and there have been a few issues on rainy days. These items will be reviewed during discussions for next year's contract.
- A quote will be requested to install an awning over the playground area. In addition, pricing will be requested for swing sets.

Funds:

The July 2016 financials were emailed to the Board in advance of the meeting. Balances as of July 31, 2016 were:

Operating Account	\$157,053.51
Money Market Account	<u>\$116,693.70</u>
Total Funds	\$273,747.21

Reminder statements will be mailed next week. A check for \$5,973.86 was received from the Clerk of Courts for an Association foreclosure. In addition, two rental payments were received. A write-off of \$3,495.88 was necessary on the account.

A homeowner is making payments on a payment plan and has asked that Board consider waiving the interest if he makes the payments as agreed. A motion was made Dennis Daughtry to waive \$500.00 in interest if the homeowner continues the payments as agreed. David Land seconded. None opposed and the motion carried.

A motion was made by Tim Crutchfield 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. David Land seconded. None opposed. Management will send a letter to notify the homeowners.

The August 2016 Collection Tracker was reviewed in detail. A motion was made by Tim Crutchfield to approve the requested actions to send seventeen (17) notices of intent to lien, file three (3) liens, and file two (2) Association foreclosures. David Land seconded. None opposed and the motion carried.

There have been five (5) new owners since the June meeting.

A copy of the most recent violation tracker was provided to the Board for review.

Old Business

Attempts to get information regarding size regulations for the pool fence have been frustrating. Clay County and the Florida Department of Health provided information regarding residential fencing. An additional fence contractor has been contacted and will be out this week to look at the fence.

The cameras are working, and camera 7 was replaced with a HD camera. The hard drive is still recording. The cost to replace the hard drive is \$149.00, and Kevin Turner with All Access Security keeps one in stock should a replacement become necessary.

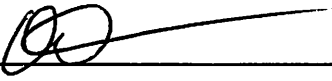
New Business

The Board noted that the budgeting process will begin soon. Tim Crutchfield made a motion to increase The CAM Team contract by 3% next year. Dennis Daughtry seconded. None opposed and the motion carried.

All business being completed, Tim Crutchfield made a motion to adjourn the meeting. Dennis Daughtry seconded. None opposed. The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Kathy Melton, CAM



Signature

9/12/16

Date