

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
October 5, 2017
Lake Asbury Elementary School

Present: Tim Crutchfield, David Land, Dennis Daughtry, Barbara Ward and Amy Wyatt; Gina Cabral represented The CAM Team. Jennifer DiVona was absent.

The meeting was called to order at 6:30 p.m. by President, Tim Crutchfield. Notice of the meeting was posted on the front entrance sign in advance of the meeting.

A motion was made by Dennis Daughtry to waive the reading and to approve the minutes of the September 7, 2017. David Land seconded. None opposed. Dennis Daughtry signed the minutes.

Homeowners Forum:

A resident on Creekfront was present to submit a proposal for fence replacement since theirs was damaged in the storm. All the proper paperwork was submitted along with the approved fence per the documents. The resident was given permission to proceed with their installation date already scheduled.

Another resident present commented on the storm clean up and wondered if the Board could help move the process along. David Land commented on the status of Clay County Operations and that they are working as fast as they can to get the debris picked up in Clay County.

Committee Reports:

Architectural Review Committee:

- An ARC "quick list" has been created by Barbara Ward for the Silver Creek website. A first draft was presented to the Board for review and recommendations. Management and the Board will work together to put the finishing touches on the packet before uploading it on the website.

Events Committee:

- The garage sale is set for October 7, 2017. The banners have been placed at the entrance and an ad was placed in the Times Union Classifieds.
- The committee will begin working on the December Breakfast with Santa event.

Landscape, Ponds and Preserve Committee:

- David Land gave a report on all of the ponds. Pond 11 has been showing a lot of "floating algae", he has been in contact with Leslie from Aquatic Systems concerning this issue.
- Tim Crutchfield thanked David for all of his work on the ponds over the last year. He credited the constant reports and upkeep helped the community have little flooding during the storm.

Pool Committee:

- The pool is still closed due to the new pump not being in stock yet. Blue Solutions hopes to have it up and running as soon as possible.
- Plastic shelves will be ordered for the shed, Amy Wyatt will work with management on ordering the correct shelves.

Funds:

The September financials were provided to the Board in advance of the meeting. Balances as of September 30, 2017:

Operating Account: \$183,404.38
Reserves Account: \$112,617.55
Total: \$296,021.93

The September 2017 Collection Tracker was reviewed in detail. 6 Past due accounts were paid in full and closed in September. Barbara Ward made a motion to proceed with 1 ten day demand, 3 Liens, and 2 Lien Foreclosures. David Land seconded. None opposed.

There have been five (5) new owner since the September meeting.

Old Business

The Amenity Parking Enhancement proposal was tabled until spring.

New Business

The 2018 Budget was submitted for approval. Tim Crutchfield made a motion to accept the 2% increase on the management contract with The CAM Team, Inc. Dennis Daughtry seconded. None opposed. Dennis Daughtry then made a motion to accept the 2018 Budget, Amy Wyatt seconded. None opposed. Assessments for 2018 will remain at \$125.00 per quarter.

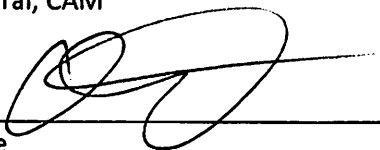
Management will also look into the internet cost to negotiate a better deal for the Association.

All business being completed, Dennis Daughtry made a motion to adjourn the meeting. Barbara Ward seconded. None opposed. The meeting was adjourned at 7:41 p.m.

Respectfully Submitted,

Gina Cabral, CAM

Signature



Date

^{PD}
10/2/17