

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

~~APRIL 5, 2018~~ June 7 2018

Lake Asbury Elementary School

Present: Tim Crutchfield, David Land and Amy Wyatt; Gina Cabral represented The CAM Team. Dennis Daughtry was excused.

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 and on the website in advance of the meeting.

A motion was made by Tim Crutchfield to waive the reading and to approve the minutes of the April 5, 2018. David Land seconded. None opposed. Amy Wyatt signed the minutes.

Homeowners Forum:

Three homeowners were in attendance to express various concerns. Two of the homeowners had questions about the architectural review process and how they would receive approvals for their projects once submitted. The homeowner on Creekridge was advised his ARC would be looked into first thing in the morning and he would receive an answer in a timely manner.

Another homeowner expressed concern and frustration over the actions the last few days at the community pool. They reported at many times children would be in the pool without adult supervision, with large floats and no regard for the residents around them. There have been reports of drinking and smoking, loud music and vulgar language.

Tim Crutchfield addressed the residents along with Gina Cabral. Their concerns are noted and contact has already been made with the monitoring company along with the Clay County Sheriff's Office. The Board expressed that they do not recall ever having the issues that have been occurring over the last few weeks and are working with management to update security and possibly hire off duty officers to help with the issues.

Committee Reports:

Architectural Review Committee:

David Land gave a report on the mediation results for an improper fence that was installed prior to approval. The homeowner has till August 31, 2018 to bring the fence into compliance or have it removed. It was also agreed that the Association would absorb the cost of the legal fees associated with this file since the homeowner was willing to bring the fence into compliance.

A decision was made that when an architectural review request is received, if the request is missing any item it will be denied and a certified letter will be sent to the resident stating why it was denied. Requests will no longer be put on hold while residents get the rest of the required documents together.

Events Committee:

The School's Out Party was a success. All invoices have been received and paid. No further events have been scheduled at this time.

Landscape, Ponds and Preserve Committee:

There are debris in the wooded area have not been picked up and the grass in the right of ways is infected with something and not growing. Management will contact BrightView and follow up with an email.

A proposal from BrightView for a valve replacement was previously approved by the Board in the amount of \$598.00.

A report was received from Clay County Utility Authority that the meter at the pool was running and the gallon usage was higher than normal. BrightView found a break in the water line and turned off the meter to prevent further charges. A proposal received was approved by the Board in the amount of \$320.00. Once the repair is completed, a request for credit will be sent to Clay County Utility for approval.

Pool Committee:

There have been several reports of the contracted pool monitor not showing up which is leading the pool to be overrun with underage children and too many guests. The Board discussed several options to help the overrun of the pool. Management will reach out to the Clay County Sheriff's Office to obtain the cost of having an off duty police officer in the area. Management will also follow up with Elite Amenities and their obligation to Silver Creek.

Funds:

The May Financials were provided to the Board in advance of the meeting. Balances as of May 31, 2018:

Operating Account:	\$191,480.47
Reserves Account:	<u>\$154,209.75</u>
Total:	\$345,690.22

The June 2018 Collection Report was reviewed and discussed. A motion was made by Tim Crutchfield to approve nine (9) Notice of Intent to Liens, seven (7) Liens, one (1) Notice of Intent to foreclose, and four (4) foreclosures. David Land seconded. All Approved.

David Land made a motion to approve the Suspension List as presented to the Board. Tim Crutchfield seconded. All Approved.

There have been twenty (20) new owners since the April meeting.

David Land made a motion to proceed with legal on one (1) property that is still in covenant violation. Tim Crutchfield seconded. All Approved.

Old Business

The swing shade deposit has been paid to Southern Recreation. There has been no status update as far as shipping date provided yet, but the order has been placed.

Tim Crutchfield made a motion to approve the proposal for the pool light repair. David Land seconded. All Approved.

New Business

A Proposal was received and tabled for potential cameras at the front entrance of the community.

Amy Wyatt made a motion to approve replacing the DVR at the pool and replacing all non HD cameras with an HD camera. David seconded. All Approved.

The next Board Meeting will be held on Thursday, August 2, 2018 at 6:30 p.m.

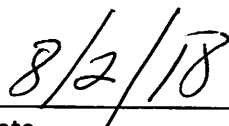
All business being completed, Tim Crutchfield made a motion to adjourn the meeting. David Land seconded. None opposed. The meeting was adjourned at 8:12 p.m.

Respectfully Submitted,

Gina Cabral, CAM



Signature



Date