

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
February 7, 2019
Lake Asbury Elementary School

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

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 Dennis Daughtry to waive the reading and to approve the minutes of the November 1, 2018. Ben Budzicki seconded. None opposed. Dennis Daughtry signed the minutes.

A motion was made by Dennis Daughtry to waive the reading and to approve the minutes of the January 10, 2019. David Land seconded. None opposed. Dennis Daughtry signed the minutes.

Committee Reports:

Architectural Review Committee:

Reports were provided to the Board. There is currently one outstanding request.

A request was originally approved with conditions that the homeowner provide the chart of colors on where the paint will be on the home. When the chart was submitted, they were completely different colors than the original request. A new request was submitted with the old request for the committee to review.

Tim Crutchfield made a motion to move forward with a lawsuit on the home that continues to remain out of compliance with a non-approved fence. David Land seconded. None opposed.

Attorney Sean Murrell was going to reach out to the homeowner letting him know that a lawsuit was going to be approved and to govern himself accordingly.

Events Committee:

The community yard sale will be the April 6th.

Easter Egg Hunt is scheduled for April 13th with a rain date of April 20th.

The year-end summer party is scheduled for June 1st with a rain date of June 8th.

Landscape, Ponds and Preserve Committee:

Landscape Comparison Chart provided to the Board for review. This chart was comprised off the information that management received from each landscaping proposal. The Board asked that management ask each company to fill in any blanks on the chart. The Board would also like to know the gross income/retention for each company from the last 3-5 years.

There is still an issue with trash in the ponds.

The sinkhole located behind 3157 Silverado Circle has been passed back onto the Association for repair from the county. Clay County states that it is not on their property so it is not their responsibility. David Land was contacting an engineer from the county to find out for sure what the status is.

The landscapers did a cut back along the sidewalk at the Amenity Center, but did not cut back around the fence surrounding the pool. There are weeds growing through the pavers in the pool area.

Pool Committee:

A new lockbox for the Amenity Center will be ordered as the previous one has rusted out.

Proposals are in the works for a new monitoring company, a new maintenance company, and new cleaning company for the Amenity Center.

The computer that houses the pool card system has crashed. Management has been working with the access company on restoring the backup file on a new computer.

The Board would like to have a company come out and service the maglock system to ensure that all is working properly for the upcoming pool season.

Association to look into trash pickup for the Amenity Center.

Management Report:

The January Financials were provided to the Board in advance of the meeting.

Balances as of January 31, 2019:

| | |
|--------------------|---------------------|
| Operating Account: | \$220,863.29 |
| Reserves Account: | <u>\$187,123.69</u> |
| Total: | \$407,986.96 |

There have been two (2) new homeowners since the December Meeting.

A collection tracker was presented to the Board for review. David Land made a motion to approve nine (9) suspension notices, four (4) notices of liens, one (1) notice of intent to foreclose and three (3) association foreclosure actions. Dennis Daughtry seconded. None opposed.

A violation report was presented to the Board for Review. A motion was made by Ben Budzicki to move forward with a lawsuit on a home that continues to be in non-compliance. Amy Wyatt seconded. None opposed.

Banners & Signs has ordered the missing replacement letters, once shipped they will be installed within 3 days.

A lock will be ordered for the flag pole at the entrance due to residents lowering the flag on their own accord.

A letter will be sent to the homes that have the high school bus stops that are needing more light once the final list is made.

Old Business

Landscape Changes – previously discussed under the committee report.

New Business

Front entrance vandalism – A discussion of the vandalism included homeowners in attendance. Cameras will not help the Association if no one can identify the vandal. The Board and Management will continue to look into ideas that can possibly help prevent crimes such as these.

Homeowners Forum:

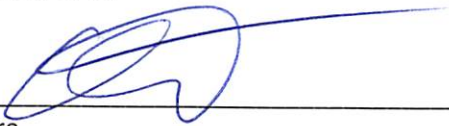
Three (3) homeowners were present during the meeting. The topics included the vandalism of the front entrance and a neighbor that is not taking care of their yard causing problems in the neighboring yards.

The next Board Meeting will be held on Thursday, March 7, 2018 at 6:30 p.m.

All business being completed, Tim Crutchfield made a motion to adjourn the meeting. Dennis Daughtry seconded. None opposed. The meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Gina Cabral, CAM



Signature



Date