

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
March 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 February 7, 2019 meeting. Ben Budzicki 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.

Attorney Sean Murrell heard from the homeowner with the non-approved fence. The correct ARC will need to be submitted in order to prevent a lawsuit. Attorney Sean Murrell will be letting the homeowner know he has a short window to do such.

Events Committee:

The community yard sale will be the April 6th.

Easter Egg Hunt is scheduled for April 13th.

The year-end summer party is scheduled for June 1st.

Landscape, Ponds and Preserve Committee:

Five (5) proposals were presented to the Board for a new landscaper. The Board will be interviewing three (3) companies for services; Trimac Outdoor, Greenway Lawncare, and Duval Landscaping. Management will contact the companies to schedule their times to meet with the Board.

The Silverado sinkhole is currently under repair. Delarm Excavating was waiting on some parts to finish the job.

The Aquatics Pond agreement is up for renewal in August. Management will contact Aquatics via certified letter to request cancellation and for them to submit an updated proposal.

Pool Committee:

The Board will be reviewing the current pool rules and guidelines to see if there should be any changes to the rules.

Guidelines for the Pool Monitor was presented to the Board for review. David Land would like to add two more items on the list:

- Monitors must walk around the pool deck at least once per hour and skim debris from the pool using the net.
- All pool and safety equipment must be kept hung up on the proper hooks.

A proposal from Arsenault Pools was presented to the Board for Review. In the proposal it states “the pools shall be closed during the time of the service technician performs routine cleaning functions” The Board would like specification on the days of the week and times they will be there. They would like a consistent time so the residents are aware of those days that the pool will be closed for a short time for cleaning.

A cleaning proposal was received from Ace Property Cleaning Services. The proposal calls for two days a week. The Board would like to see the price for three days a week.

The access pool keys will have to be replaced. Management will have three days available to residents to pick up their pool keys; tentative dates are Friday April 5, 2019, Saturday April 6, 2019 and during the Annual Members Meeting. The firm dates will be announced on the website and will also be in the newsletter.

Two quotes were received for monitors. Mastery Services needs to outline the duties of the monitors more. Management will get an updated proposal to present to the Board.

Management Report:

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

Balances as of February 28, 2019:

Operating Account:	\$218,818.51
Reserves Account:	<u>\$189,521.61</u>
Total:	\$408,340.12

There have been four (4) new homeowners since the February Meeting.

A collection tracker was presented to the Board for review. David Land made a motion to approve nine (9) notices of intent to lien, nine (9) liens, one (1) notice of intent to foreclose and (2) association foreclosure actions. Amy Wyatt seconded. None opposed.

A violation report was presented to the Board for Review. The mediation for a yard problem was in November. The homeowner had until March 1, 2019 to cure his lawn. The Board previously voted to move on lawsuit with the same property and has indicated that they would still like to move forward with the lawsuit.

As of March 4th the stolen entrance letters were replaced.

David Land would like to revisit the Traffic Calming process for Clay County. In order to enforce the speed limit within Silver Creek a study would have to be completed. 51% of the homeowners would have to sign a petition in order to start the process. The Board will continue to discuss this and ways that the community can help this process by being involved.

Old Business

Landscape Proposals – previously discussed under the committee report. The Board will be reviewing the proposals.

New Business

A quote was received by Shaw's Tree Service, LLC for \$1,200 to remove all fallen trees and 5 standing dead trees, hauling debris off site. Three other companies were contacted and after many attempts to receive their proposal, management did not receive them in time for the meeting. David Land made a motion to approve the Shaw's Tree Service proposal. Dennis Daughtry seconded. None opposed.

A pressure washing quote was received and tabled for time purposes.

Pool staffing – previously discussed under the committee report.

Pool Maintenance / Cleaning – previously discussed under the committee report.

Two officers were present from the Clay County Sheriff's Office Community Connect to discuss how they can help the neighborhood via security cameras. This program is intended to reduce crime and the fear of crime by building a private and public community crime fighting partnership and improve the quality of life within Clay County (as stated on the Clay Sheriff website).

Lt. Jeff Johnson gave a short presentation on how the process would work and what would it be like for the community if they were involved. Questions were present to the officers about giving up their right of privacy for such a system. The Board will continue to discuss with Clay Sheriff on the cost and process so an informed decision can be made.

Homeowners Forum:

Fourteen (14) homeowners and three (3) tenants were present during the meeting.

Tim Crutchfield rendered comments to the residents in attendance, soliciting community participation in making Silver Creek a better place. The result being, one homeowner requested to be a Board Member.

A homeowner wanted an updated on the bus stop lights. The Board reviewed the list provided by Clay County Schools and found that some of the stops had sufficient lighting. The other lights were presented to Clay Electric for their engineer to inspect the areas and what the Association cost will be for the added lights.


Another homeowner mentioned that some communities have events with Food Trucks to help bring the community together. He mentioned that he previously volunteered for some of the committees and that more volunteers are needed in order to have more events like these.

The next Board Meeting will be held on Thursday, April 4, 2019 at 6:30 p.m.

All business being completed, Dennis Daughtry made a motion to adjourn the meeting. Ben Budzizki seconded. None opposed. The meeting was adjourned at 8:58 p.m.

Respectfully Submitted,

Gina Cabral, CAM



4/4/19

Signature

Date