

**SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**August 8, 2019**  
**Lake Asbury Elementary School**

Present: Tim Crutchfield, David Land, Dennis Daughtry, Ben Budzicki, Debbie Schirbock and Denise Stuart were present; Gina Cabral represented The CAM Team. Amy Wyatt 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 Dennis Daughtry to waive the reading and to approve the minutes of the June 6, 2019 meeting. Denise Stuart seconded. None opposed. Dennis Daughtry signed the minutes.

**Committee Reports:**

Architectural Review Committee:

Reports were provided to the Board. There are currently two (2) outstanding requests.

Management gave an update on the ongoing issue with a non-approved fence situation. The attorney will dive back into the matter and contact the homeowner since the homeowner has been unresponsive to updates via email.

Events Committee:

There are current events planned at this time.

Pool Committee:

The current health department report was provided to the Board for review. The pool passed inspection but it was noted that a new life hook and pole should be purchased. Arsenault pools replaced the old life hook according to the inspection report.

The chlorine auto controller has <sup>quit</sup> quick working. Arsenault has replaced it with a temporary one for now. The Board was provided two (2) quotes for replacement; the first quote was to replace the auto controller with another auto controller. The second quote would be to replace the auto controller with a manual controller at a lower cost. The Board would like to know what kind of warranty comes with each part and if they chose to go with the manual controller, would there be extra service visit charges if it were to malfunction. Management will contact the pool company and inform the Board of their response.

A proposal was provided by Comcast and Clay County Sheriff's Office (CCSO) to replace three (3) of the existing cameras at the Amenity Center with cameras that will be accessed by CCSO. Dennis Daughtry made a motion to approve the proposal from Comcast. David Land seconded. All approved.

Landscape, Ponds and Preserve Committee:

Management reported that there were growing concerns from residents over the new landscaping company and the missed areas. Prior to the meeting, Trimac Outdoor emailed and stated that this week they were servicing all the common areas, the ponds that are mowed weekly and a set of ponds that are mowed bi-weekly.

The Board requested a master list for all irrigation zones and a report on all irrigation that needs to be fixed from Trimac.

Proposals were received from various pond companies as the current contract renews in March of 2020. The Board will be looking the proposals over before making a decision.

David Land reported that Pond 4 shoreline is starting to erode and the Association needs to think about doing this repair sooner rather than later. Management will begin obtaining quotes.

**Management Report:**

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

Balances as of July 31, 2019:

Operating Account:	\$182,776.84
Reserves Account:	<u>\$140,734.61</u>
Total:	\$323,511.45

There have been eighteen (18) new homeowners since the last meeting.

The Association was over budget on operating costs in July (10.6% versus the allotted 8%).

58.8% of the 2019 assessments have been collected as of July 31, 2019.

A collection tracker was presented to the Board for review. Dennis Daughtry made a motion to approve the following:

- Four (4) Notice of Intent to Liens
- One (1) Association Foreclosure

Ben Budzicki seconded. All Approved.

A violation report was presented to the Board for Review. Several properties were turned over to the attorney for enforcement notices.

**Old Business**

None

**New Business**

The CCSO & Comcast Proposal was presented and reviewed under Pool Committee Reports.

The Pool Chemical Controller Proposal was presented and reviewed under Pool Committee Reports.

The Pond Maintenance Proposals were presented and reviewed under Landscape, Ponds and Preserve Committee Reports.

A draft of the 2020 budget was presented to the Board for review. The Board will work with management on finalizing the budget before planning a meeting to vote and approve the 2020 Operating Budget.

**Homeowners Forum:**

A homeowner in attendance said that the Association can contact someone from St. Johns River Water District Management to walk the ponds and tell them what needs to be done on each pond if any improvement is necessary.

A homeowner in attendance had concerns over the increasing sinkhole on Silverado & Silverado. The county has admitted that they do not have the funds to repair this constant sinkhole. Management will continue to report it to the county.


A homeowner in attendance will be submitting an ARC for a pool, from the date it is submitted till install might be over the ninety days as stated in the ARC agreement. The Board advised him to keep management aware of the dates.

The next Board Meeting will be held on Thursday, September 5, 2019 at 6:30 p.m.

All business being completed, Dennis Daughtry made a motion to adjourn the meeting. Ben Budzick seconded. None opposed. The meeting was adjourned at 8:11 p.m.

Respectfully Submitted,

Gina Cabral, CAM

  
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Signature

9/12/19  
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Date