

**SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**August 5, 2021**  
**Green Cove Springs Police Department**

Present: David Land, Dennis Daughtry, Amy Wyatt and Debbie Schirbock were present. Tim Crutchfield & Ben Budzicki were excused. Gina Cabral, LCAM represented The CAM Team.

The meeting was called to order at 6:30 p.m. by President, David Land. 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 July 8, 2021 meeting David Land seconded. None opposed. Dennis Daughtry signed the minutes.

Before the business portion of the meeting begun, David Land mentioned that there was a homeowner in attendance that had expressed interest in becoming a member of the Board. Stephen Pinczewski, a newer resident of Silver Creek.

A motion was made by Dennis Daughtry to appoint Stephen Pinczewski to the Board of Directors. Amy Wyatt seconded. All approved.

**Committee Reports:**

Architectural Review Committee:

Reports were provided to the Board. There are currently seven (7) outstanding requests.

Events Committee:

The yard sale will be the 1<sup>st</sup> Saturday in October, October 2, 2021.

The committee is still looking into holding an event possibly Labor Day weekend.

Pool Committee:

Management is requesting new bids to install additional electrical at the amenity center.

New umbrellas were delivered to the pool for the monitors to put out. The monitors last weekend will be Labor Day weekend.

Landscape, Ponds and Preserve Committee:

Management is requesting updated bids to repair pond 4's banks.

A draft Request for Proposal (RFP) for Landscaping Maintenance was provided to the Board for review. The RFP will be sent to the current landscaping company and additional companies for review in October prior to budget approval.

The bushes at the front entrance are still blocking the lights to the sign.

**Management Report:**

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

Balances as of July 31, 2020:

Operating Account:	\$228,496.20
Reserves Account:	<u>\$180,278.09</u>
Total:	\$408,774.29

There have been nine (9) new homeowners since the last meeting.

The new collection policy that was previously approved with changes was provided to the Board for review. With all the requested changes made, David Land made a motion to approve the collection policy as written. Debbie Schirbock seconded. All approved.

A collection report was presented to the Board for Review. Eighty-three (83) First Warning Notices were sent out for non-payment of the July Assessment. Thirty-seven Notice of Late Assessments will go out in August.

A violation report was presented to the Board for Review. There are currently 258 open violations. There are currently five (5) properties that management would like to turn over to the attorney. Dennis Daughtry made a motion to approve. David Land seconded. All approved.

#### **Old Business**

A motion was made by David Land to approve Trimac for tree trimming, with a price not to exceed \$19,000. This approval is contingent on a meeting between the Trimac general manager and Board Member Stephen Pinczewski to review the proposal and make sure all trees are accounted for.

Management will continue to obtain proposals for park replacement with a specific foot print to remain within the shade structure that is already in place.

#### **New Business**

Only one quote has been received for pressure washing, this is being tabled until next meeting.

#### **Homeowners Forum:**

A homeowner in attendance asked about the land across from the entrance to Silver Creek and what it was re-zoned for. David Land stated that he researched that there will be a four-way stop light there eventually and the area will have a road that comes out on Henley road.

The next Board Meeting will be held on Thursday, September 2, 2021 at 6:30 p.m. at the Green Cove Springs Police Department Community Room.

All business being completed, Amy Wyatt made a motion to adjourn the meeting. David Land seconded. None opposed. The meeting was adjourned at 8:03 p.m.

Respectfully Submitted,

Gina Cabral, CAM



Signature

9/2/2021

Date