

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

September 2, 2021 | 6:30 p.m.

Green Cove Springs Police Department

Present: David Land, Tim Crutchfield, Amy Wyatt, Ben Budzicki and Debbie Schirbock were present. Dennis Daughtry was 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 Tim Crutchfield to waive the reading and to approve the minutes of the August 5, 2021 meeting Debbie Schirbock seconded. None opposed.

Committee Reports:

Architectural Review Committee:

Reports were provided to the Board. There is currently one (1) outstanding request.

David Land discussed the issue with The CAM Team receiving incomplete requests from residents. Future incomplete requests will be automatically denied and must be resubmitted with all pertinent information.

Events Committee:

The yard sale will be the 1st Saturday in October, October 2, 2021.

Pool Committee:

Elite Amenities last day to monitor for the pool this season will be Labor Day.

The pool gate system will be inspected to see if an upgrade is possible without affecting the current cards.

Landscape, Ponds and Preserve Committee:

Weekly service reports were provided by Trimac that shows the areas that they have maintenance and other treatments provided.

The August Irrigation Inspection was provided to the Board for Review. There is an estimate in the amount of \$2,860.00 from Trimac for repairs that were found during the inspection. The repairs are for two (2) valves that are not responding that need to be located and replaced and three (3) valves near the pool to be replaced that are not shutting down.

A Motion was made by David Land to approve the proposal contingent on finding out if they were cleaned out prior to suggesting that they be replaced. Tim Crutchfield seconded. All approved.

Management Report:

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

Balances as of August 30, 2021:

Operating Account:	\$219,816.38
Reserves Account:	<u>\$182,702.66</u>
Total:	\$402,519.04

An operating expense report was provided to the Board for review. 67% of the year has been completed to date and 69.7% of the budget has been spent. The Association has over spent for the year by \$5,647.25 so far. This is due to items such as the new umbrellas for the pool, increase in water usage and increase in irrigation repairs.

68.5% of the 2021 assessments have been received.

A collection report was provided to the Board for review. Total Accounts Receivables are \$65,967.56. In August seven (7) accounts were removed from collections with a total of \$1,499.67 collected.

A violation report was provided to the Board for review. There are 114 open violations. There are eighteen (18) stage 3 notices that management would like to turn over to the attorney for covenant enforcement. Tim Crutchfield made a motion to approve. David Land seconded. All approved.

Old Business

The original contractor is low on employees and having a harder time scheduling smaller jobs. They are currently scheduling about a month-two months out. Management reached out to another contractor that The CAM Team works with and asked if they would be able to do the same repairs for the same cost. They will be out the following week to begin repairs and check on anything else that needs to be done.

Three companies received a request for a proposal from Silver Creek to pressure wash the pool deck and front fence. Two of the companies supplied proposals. A motion was made by David Land to approve OC Pressure Washing for a total of \$2,059.63. Ben Budzicki seconded. All approved.

New Business

The 2022 Operating Budget was discussed. Three options were presented to the Board for review and discussion at the next Board Meeting. Management will email the Board the worksheet and additional information if needed. Due to increase in budget items such as the landscape contract, management contract, insurance premiums and other increases the budget will be strained if no increase in assessments occur. No decision was made as the Board plans to discuss the budget for 2022 and 2023 further.

Two proposals to perform a Reserve Study on Silver Creek were provided to the Board for review. This was tabled so the Board could investigate the two companies further.

Homeowners Forum:

The next Board Meeting will be held on Thursday, October 7, 2021 at 6:30 p.m. at the Green Cove Springs Police Department Community Room.

All business being completed, Tim Crutchfield made a motion to adjourn the meeting. David Land seconded. None opposed. The meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Gina Cabral, CAM

Signature



Date

10/7/21