

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

November 4, 2021 | 6:30 p.m.

The CAM Team Office

Present: David Land, Dennis Daughtry, Amy Wyatt, Ben Budzicki, Debbie Schirbock and Stephen Pinczewski were present. Tim Crutchfield 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.

Dennis Daughtry moved to waive the reading and to approve the minutes of the October 7, 2021 meeting. Ben Budzicki seconded the motion which was unanimously passed.

Committee Reports:

Architectural Review Committee:

Reports were provided to the Board to review.

There are currently six (6) outstanding requests. The Board advised that one request should be denied because it was submitted without a property survey and another should be declined due to the color requested does not conform to the community standards.

Events Committee:

Committee Chair, Dennis Daughtry discussed possible future events:

1. Breakfast with Santa scheduled for December 11th with a weather date of December 18th.
2. Christmas Decoration Judging will be December 19th.
3. Late January, possible early February the committee is looking into a Food Truck Saturday event.
4. April 2, 2022 is the tentative date for the Community Garage Sale.
5. The Easter egg hunt is tentatively scheduled for April 9, 2022 with a weather date of April 16, 2022.
6. The Schools Out party has also been scheduled for June 4, 2022.

All dates are subject to change.

Pool & Park Committee:

A proposal was received by Edwards Ornamental Iron to replace the existing Rosslare system with DoorKing. David Land moved to approve the proposal received. Dennis Daughtry seconded the motion which was unanimously passed.

Maintenance, Ponds & Landscaping:

Tree trimming has been completed on the property.

Eight (8) Requests for Proposals were sent to various landscape companies. To date only four (4) have been received.

Electrical was checks for the front of the community. All 3 GFIs at the entrance for Christmas Lights are working correctly.

Management Report:

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

- October 31, 2021 Operating Account Balance: \$237,059.51
- October 31, 2021 Reserves Account Balance: \$187,548.96

- Total Cash as of October 31, 2021: \$408,804.84

An operating expense report was provided to the Board for review:

- 83% of the year has been completed.
- 85.1% of the budget has been spent.
- 6.9% of the allotted 8.3% has been spent for the month of October.
- 90.8% of the 2021 assessments have been received.

A collection report was provided to the Board for review:

- Total A/R as of October 31, 2021 is \$64,640.84
- Statements were mailed on October 10, 2021
- Homeowner Collection Statuses as of October 31, 2021:
 - Two (2) Bankruptcies
 - One (1) Bank Foreclosure
 - Twenty-Nine (29) Notice of Late Assessment
 - One (1) Intent to Foreclose
 - Five (5) Association Foreclosure
 - Two (2) Payment Plan
 - One (1) Pending Sales

In October nine (9) accounts were removed from collections with a total of \$2,795.60 received.

A violation report was provided to the Board for review:

- Total open violations as of November 4, 2021 are 120.
- The last neighborhood inspection was October 21, 2021

The majority of the violations are due to landscaping concerns. The second highest number of violations are from residents leaving their trash cans out.

Dennis Daughtry moved to only have one inspection a month from November 2021-March 2022. Amy Wyatt seconded the motion which was unanimously passed.

Old Business

Five (5) vendors were contacted for electrical work at the amenity center. Responsiveness has not been very well, but management is still working with vendors.

New Business

David Land moved to approve the 2022 Operating Budget as presented. It should be noted that the 2022 Assessments will not increase, but the Board is considering an increase in 2023. Ben Budzicki seconded the motion which was unanimously passed.

Homeowners Forum:

The next Board Meeting will be held on Thursday, January 6, 2022. Location to be determined. The Green Cove Springs Police Department will need to be contacted to see if the Board can still meet there on Thursdays. Currently, Lake Asbury Elementary is not allowing outside parties to utilize their property.

All business being completed, Dennis Daughtry moved to adjourn the meeting at 7:56 p.m. Ben Budzicki seconded the motion which passed unanimously.

Respectfully Submitted,

Gina Cabral, CAM



Signature



Date