

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

February 10, 2022 | 6:30 p.m.

Watson Realty Fleming Island

Present: David Land, Tim Crutchfield, Dennis Daughtry, Amy Wyatt, Debbie Schirbock and Stephen Pinczewski were present. Ben Budzicki was excused. Gina Cabral, LCAM and Noah Ackerman 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 January 6, 2022 meeting. Debbie Schirbock seconded the motion which was unanimously passed.

Committee Reports:

Architectural Review Committee:

Reports were provided to the Board to review. Details for various applications were discussed. The documented submissions for the current year are as follows:

Total Submissions	7
Approved	2
Approved with Conditions	0
Declined	0
Not Yet Voted	5

Two (2) recent requests were made for new fences to be installed. Both requests did not have a photo of the type of fence or the type of wood that will be used. Management will contact the homeowners to submit the correct information.

Events Committee:

Committee Chair, Dennis Daughtry discussed tentative future events:

Food Truck Saturday-Date to be determined.

Community Garage Sale-April 2, 2022.

Community Easter Egg Hunt-April 9, 2022 with a weather date of April 16, 2022.

Schools Out Party-June 4, 2022.

All dates are subject to change.

Tables and Chairs have been ordered for the Association. Pre-filled Easter Eggs have also been ordered.

Pool & Park Committee:

The Association Attorney has given his approval to move forward with the Elite Amenities agreement for monitors at the pool. Dennis Daughtry moved to approve the contract as written. David Land seconded the motion which was unanimously carried.

Management will perform an audit of the cameras at the Amenity Center. This audit will consist of finding out where the cameras are pointed at, separate the CCSO cameras from the original cameras and determine which cameras can be removed from the building.

Almsgiving Electric submitted a proposal to install conduit at the rear of the pool and run it to the electrical panel in the closets. The Board would like to ask if they can also add a light to that same pole and at what additional cost.

After four (4) companies were contacted to replace the playground structure, only two proposals were received. The Board reviewed and discussed both proposals. The Board would like to have, on file, the warranty information for the structure and repair and replacement part availability.

Tim Crutchfield moved to approve Southern Recreation’s Option 2 for a total of \$42,930.10 pending confirmation of warranties provided and repair and replacement part availability. This includes the Playstructure, new border logs, playground mulch, two benches, trash receptacle and removal and install. Debbie Schirbock seconded the motion which was passed unanimously.

Maintenance, Ponds & Landscaping:

The Board narrowed down the search for a new landscaper to three (3) companies. Management will reach out to each company to request their presence at the next Board of Directors meeting. Management will also request that each vendor come with information that details their visits, performance schedule and detailed fertilization and pest treatment plans.

A homeowner on Gentlewinds complained about a tree from the preserve area that is touch their home and they are worried that it will cause damage. Trimac Outdoor provided a proposal to cut back the tree and haul off the debris. Tim Crutchfield move to approve the proposal as written. David Land seconded the motion which passed with a majority vote. Dennis Daughtry and Debbie Schirbock abstained from voting.

Management Report:

As of January 1, 2022 there have been eight (8) new homeowners.

There are approximately 186 investment properties giving the Association a 31% rental rate.

Financials

Operating Account Balance as of January 31, 2022:	\$262,682.42
Reserves Account Balance as of January 31, 2022:	<u>\$193,507.96</u>
Total Checking/Savings as of January 31, 2022:	\$456,190.38

Budget Snapshot

As of January 31, 2022:	
Percentage of the Year:	8%
Total Budget Spent:	6.3%
Current Month:	6.7%
Assessments Collected:	20.1%

Collections

Total Accounts Receivable as of January 31, 2022:	\$64,571.88
• Bankruptcy	2

- First Warning 1
- Association Foreclosure 5
- Bank Foreclosure 1
- Intent to Foreclose 1
- Intent to Lien 2
- Lien 8
- Notice of Late Assessment 20
- Last Assessment Not Paid 88
- Payment Plan 3
- Payment Plan Default 1
- Sale Pending/Estoppel 1

Removed two accounts from collections last month.

Violations

Total Open Violations	70
• Landscaping	23
• Decorations	19
• Unsightly	10
• Vehicle	8
• Maintenance	4
• Rubbish & Debris	2
• Fencing	2
• Animals & Pets	1
• Architectural	1

Management will begin working on a draft letter that will be sent out with the Annual Meeting notice. This letter will explain the common violations that are seen and written and what a resident should do when they receive the first notice. This letter will also go into detail on how to obtain a pool key and what the pool forms are used for.

Old Business

See committee reports.

New Business

See committee reports.

The Annual Meeting will be scheduled for Thursday, April 28, 2022. Management will begin researching a location to hold the meeting this year. If there is a cost to reserve a location the Board said that it would be approved.

Two Board Members have expressed that they would be resigning from the Board upon written notification to Management.

Two signs will be ordered that reflect Food Truck nights. Rachel Pinczewski volunteered to put them out on days that there will be Food Trucks at the pool.

Homeowners Forum:

Homeowners in attendance addressed the Board with comments and various concerns about the Association.

All business being completed, Tim Crutchfield moved to adjourn the meeting at 8:46 p.m. Steven Pinczewski seconded the motion which passed unanimously.

Respectfully Submitted,

Gina Cabral, LCAM

Signature



Date

3/3/22