

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
June 2, 2022 | 6:30 p.m.
Watson Realty Fleming Island

Present: Tim Crutchfield, Dennis Daughtry, Debbie Schirbock and Stephen Pinczewski were present. Tammy Lewis was present via telephone. Gina Cabral, LCAM represented The CAM Team.

The meeting was called to order at 6:30 p.m. by Interim President, Tim Crutchfield. 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 March 3, 2022, meeting. Debbie Schirbock seconded the motion which was unanimously passed.

The Board of Directors held a brief organizational discussion for the 2022-2023 Board of Directors Officer's Positions. The positions are as follows:

President: Stephen Pinczewski
Vice President: Tammy Lewis
Secretary: Dennis Daughtry
Treasurer: Debbie Schirbock
Director: Tim Crutchfield
Director: Vacant
Director: Vacant

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	36
Approved	26
Approved with Conditions	3
Declined	3
Not Yet Voted	4

It has been reported that there is a home that has installed a second shed without first providing the proper paperwork. Management will send a violation notice to the home in question and request the proper documentation.

Events Committee:

Committee Chair, Dennis Daughtry discussed tentative future events:

The School's Out Party will be held on June 4, 2022. Everything has been ordered and set up will begin at 8:00 a.m.

The remainder of events for the year are as follows:

Fall Garage Sale: October 1, 2022
Breakfast with Santa: December 10, 2022

All dates are subject to change.

Pool & Park Committee:

Almsgiving Electric has ordered the material to install conduit at the rear of the pool and run it to the electrician panel in the closets and add an additional light. Management will keep the Board informed of the status as this project progresses.

The new park has been installed and is open.

Stephen Pinczewski requested that the Board begin discussing adding a Dog Park within the community at one of the empty lots owned by the Association. Management will begin managing the project and will add onto new business for the next Board of Directors meeting.

Maintenance, Ponds & Landscaping:

United Land Services has been on property now for a few weeks. Gina Cabral was able to meet with the Irrigation Manager, Account Manager and Area Manager on property recently to go over the next steps for the irrigation and moving forward on enhancement opportunities within the community. The next flower changes will take place the first week of July.

David Delarm completed repairs to ponds 10, 15, and 16. The Board would like for him to provide a proposal for the work he suggested on ponds 1, 6, 9, 11, and 17.

Management Report:

Since January 1, 2022 there have been twenty-two (22) new homeowners.

There are approximately 176 investment properties giving the Association a 29% rental rate.

Financials

Operating Account Balance as of May 31, 2022: \$194,775.13
Reserves Account Balance as of May 31, 2022: \$197,939.70
Total Checking/Savings as of May 31, 2022: \$392,714.83

Budget Snapshot

May 31, 2022:

Percentage of the Year:	42%
Total Budget Spent:	45.1%
Current Month:	13.2%
Assessments Collected:	46.3%

Collections

Total Accounts Receivable as of May 31, 2022: \$54,124.39

- Accounts in Collections 64
- Bankruptcy 2
- Foreclosure-Association 5

- Foreclosure-Bank 1
- Intent to Foreclose 1
- Lien 5
- Notice of Late Assessment 12
- First Warning 28
- Owner-Small Balance 3
- Payment Plan 5

Accounts Removed from Collections 20
Total Amount Collected \$3,322.56

Violations

- Total Open Violations 125
- Landscaping 99
 - Decorations 1
 - Unsightly 6
 - Vehicle 3
 - Maintenance 6
 - Rubbish & Debris 5
 - Fencing 2
 - Architectural 2

Old Business

There has been no recent proposal received on the additional streetlights. Stephen Pinczewski will be speaking with an additional electrical contractor to see if they would be able to help.

New Business

A proposal was received from Vetted Security Solutions to replace the older cameras at the amenity center with five (5) new ones that will also feed into the Clay County Sheriff's office. Stephen Pinczewski moved to approve the proposal contingent on the 4% increase for the data platform and if it can be combined with the LPR's at the front entrance. Tim Crutchfield seconded the motion which passed unanimously.

Gina Cabral informed the Board that the Watson meeting room would soon be unavailable for meetings. Lake Asbury Elementary School was contacted and with their new Covid protocols, it would cost the Association \$315 per meeting. Management will be contacting a few churches in the Lake Asbury area to see if there is a room that can be reserved each month for the monthly Board meetings.

The Board discussed amending the Declaration of Conditions, Covenants and Restrictions regarding rental homes in the neighborhood. Tim Crutchfield moved to approve Gina Cabral contact attorney Ted Brown to review and prepare documents to amend. The three (3) topics to include are (1) a lot cannot be leased for twenty-four (24) months from purchase, (2) an entity cannot own more than a certain number of properties, and (3) capping the amount of leases allowed within Silver Creek of Clay County. Dennis Daughtry seconded the motion which was passed unanimously.

Homeowners Forum:

There were no homeowners in attendance.

All business being completed, Dennis Daughtry moved to adjourn the meeting at 7:54 p.m. Tim Crutchfield seconded the motion which passed unanimously.

Respectfully Submitted,

Gina Cabral, LCAM

Signature

Date

DRAFT