

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
March 3, 2022 | 6:30 p.m.
Watson Realty Fleming Island

Present: David Land, Dennis Daughtry, Amy Wyatt, Ben Budzicki and Stephen Pinczewski were present. Tim Crutchfield and Debbie Schirbock were 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 February 10, 2022, meeting. Stephen Pinczewski 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	9
Approved	7
Approved with Conditions	0
Declined	1
Not Yet Voted	1

As noted in the meeting, the current address on the ARC form on the website is not correct. Management will update the form on the website.

A house on Creekfront was reported to the BOD of installing a fence and shed without ARC approval. Management will investigate.

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.

Pool & Park Committee:

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. At the last Board Meeting the Board requested a cost to install a light on the pole at the same time. Management reported that it would be an additional \$200-\$300. David Land moved to approve \$6,710.00 to run the conduit and to add the light. Dennis Daughtry seconded the motion which was passed with four votes yay and one vote nay.

At the February 10, 2022, Board of Directors Meeting, the Board approved Southern Recreation's Option 2 Playground. The Board wanted more information on warranties, repair and replacement parts, availability etc. Southern Recreation does do inspections on their play structures at the request of the Association for a cost of \$300.00. Management will schedule to have this done at the beginning of each year in January or February beginning in 2023.

The Board of Directors finalized the Southern Recreation Park project choosing the color scheme and modifying the colors. Dennis Daughtry moved to approve the color scheme "spring storm" while changing the color feather gray to red and black to gray. Amy Wyatt seconded the motion which was unanimously passed.

Maintenance, Ponds & Landscaping:

2022 Landscape Proposals

The Board discussed the landscaping agreement after meeting with representatives from United Land Services and Yellowstone Landscape.

After a lengthy discussion, Dennis Daughtry moved to terminate the agreement with Trimac Outdoor. Amy Wyatt seconded the motion which was unanimously passed with Stephen Pinczewski abstaining due to a conflict of interest.

David Land then moved to approve the contract with United Landscape Services contingent upon attorney review of contract. Dennis Daughtry seconded the motion which was unanimously passed with Stephen Pinczewski abstaining due to a conflict of interest.

2156 Gentlewinds Drive Tree Complaint

Trimac was approved to trim the trees in the nature area at the last Board of Directors meeting. They were out the following Monday to do so and this has been completed.

David Land proposed a guideline for pruning the Palms and Crepe Myrtles per the University of Florida. Amy Wyatt moved to adopt the guidelines as the guidelines Silver Creek will use to maintain the palms and crepe myrtles. Ben Budzicki seconded the motion which was unanimously passed.

Pond 4 / Inspection of All Ponds

David Delarm will begin inspecting the ponds on Saturday, March 12, 2022.

Management Report:

Since January 1, 2022 there have been ten (10) new homeowners.

There are approximately 184 investment properties giving the Association a 31% rental rate.

Financials

Operating Account Balance as of February 28, 2022:	\$251,605.45
Reserves Account Balance as of February 28, 2022:	<u>\$194,614.08</u>

Total Checking/Savings as of February 28, 2022: \$\$446,219.53

Budget Snapshot

As of February 28, 2022:

Percentage of the Year:	17%
Total Budget Spent:	13.6%
Current Month:	6.7%
Assessments Collected:	21.6%

Collections

Total Accounts Receivable as of February 28, 2022: \$56,793.82

• Accounts in Collections	88
• Bankruptcy	2
• First Warning	48
• Association Foreclosure	5
• Bank Foreclosure	1
• Intent to Foreclose	1
• Intent to Lien	16
• Lien	5
• Notice of Late Assessment	2
• Payment Plan	2
• Payment Plan Default	1
• Sale Pending/Estoppel	2

Accounts Removed from Collections 43

Total Amount Collected \$9,358.99

Violations

Total Open Violations	83
• Landscaping	36
• Decorations	15
• Unsightly	8
• Vehicle	12
• Maintenance	5
• Rubbish & Debris	2
• Fencing	3
• Architectural	2

Old Business

Pond 4 Repair (see Maintenance, Ponds & Landscaping)

Amenity Electrical (see Pool & Park)

Park Upgrade (see Pool & Park)

Landscaping Contract (see Maintenance, Ponds & Landscaping)

New Business

Silver Creek Landscape Pruning Guide (see Maintenance, Ponds & Landscaping)

David Land (President) is stepping down from the Board of Directors effective March 4, 2022. Amy Wyatt (Treasurer) will also be stepping down from the Board of Directors effective March 4, 2022.

Homeowner, Tammy Lewis, stated that she would be interested in filling one of the vacancies on the Board. David Land moved to appoint Tammy Lewis to the Silver Creek Board of Directors. Stephen Pinczewski seconded the motion which was unanimously passed. Tammy Lewis will be added to the Silver Creek Board of Directors effective March 4, 2022.

Homeowners Forum:

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

All business being completed, Dennis Daughtry moved to adjourn the meeting at 9:54 p.m. Ben Budzicki seconded the motion which passed unanimously.

Respectfully Submitted,

Gina Cabral, LCAM

Signature

Date

