

Silver Creek of Clay County Homeowners Association, Inc.

Managed By The CAM Team, Inc

2233 Park Avenue, Suite 103 | Orange Park, FL 32073

Phone: 904-278-2338 | Email: SilverCreek@TheCAMTeam.com | Website: www.MySilverCreekHOA.com

Board of Directors Meeting Minutes for Thursday, July 7, 2022 | 6:30 p.m. | Watson Fleming Island

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

The meeting was called to order at 6:30 p.m. by President, Stephen Pinczewski. 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 June 2, 2022, meeting. Tammy Lewis 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	45
Approved	33
Approved with Conditions	3
Declined	6
Not Yet Voted	3

There are currently only 3 members of the ARC.

Events Committee:

Committee Chair, Dennis Daughtry discussed tentative future events:

The School's Out Party was held on June 4, 2022. There was a great turnout of residents and volunteers. The Board thanks those in attendance and those that volunteered.

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:

The extra lighting at the amenity center was completed.

The new security cameras have been ordered.

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The Board will be discussing the potential to add a dog park on Firefly Drive. The Board requested that there be three (3) pieces of equipment and a bench along with a perimeter fence. Management will begin obtaining quotes.

Maintenance, Ponds & Landscaping:

Tammy Lewis moved for the Board to approve irrigation proposals provided by United Land Services to locate and repair several irrigation concerns from the front entrance all the way to the amenity center. Dennis Daughtry seconded the motion. Stephen Pinczewski abstained from discussion and vote. Majority approved the motion; the motion was carried.

The Board requested that Attorney Ted Brown investigate further into Pond 20 and how much of the bank Silver Creek owns and how much Southbank owns. Ted Brown will also be sending a letter to Southbank advising them that Silver Creek will no longer maintain that area until further notice.

Management Report:

Since January 1, 2022 there have been twenty-nine (29) new homeowners.

There are approximately 190 investment properties giving the Association a 32% rental rate.

Financials

Operating Account Balance as of June 30, 2022: \$204,449.37

Reserves Account Balance as of June 30, 2022: \$157,904.85

Total Checking/Savings as of June 30, 2022: \$362,351.22

Budget Snapshot

June 30, 2022:

Percentage of the Year:	50%
Total Budget Spent:	53.8%
Current Month:	8.7%
Assessments Collected:	63.3%

Collections

Total Accounts Receivable as of June 30, 2022: \$50,406.22

- Accounts in Collections 40
- Bankruptcy 2
- Foreclosure-Association 5
- Foreclosure-Bank 1
- Intent to Foreclose 1
- Intent to Lien 8
- Lien 3

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- Notice of Late Assessment 12
- First Warning 1
- Owner-Small Balance 1
- Payment Plan 3
- Sale Pending 2

Accounts Removed from Collections 22
Total Amount Collected \$5,159.81

Violations

- Total Open Violations 140
- Landscaping 109
 - Decorations 1
 - Unsightly 8
 - Vehicle 4
 - Maintenance 6
 - Rubbish & Debris 3
 - Fencing 3
 - Architectural 3
 - Signs 1
 - Animals & Pets 1

Old Business

Additional Street Light Installation was tabled for the Board to obtain additional boring quotes.

New Business

Stephen Pinczewski moved to add Stephanie Stevison to the Board of Directors for Silver Creek of Clay County. Tammy Lewis seconded the motion. The motion passed unanimously.

A community Wishlist will be created to share with residents the future of Silver Creek and what items the Board has discussed and will be discussing to improve Silver Creek.

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 8:27 p.m. Stephen Pinczewski seconded the motion which passed unanimously.

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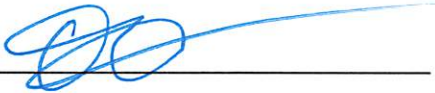
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Respectfully Submitted,

Gina Cabral, LCAM



Signature



Date