

**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

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**Board of Directors Meeting Minutes for Thursday, March 2, 2023 | 6:30 p.m. | Grace Anglican**

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Present: Stephen Pinczewski, Tammy Lewis, Dennis Daughtry, Debbie Schirbock, Tim Crutchfield, and Stephanie Steverson. Gina Cabral, LCAM represented The CAM Team (TCT).

The meeting was called to order at 6:30 p.m. 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 5, 2023 meeting. Stephen Pinczewski seconded the motion which was unanimously passed.

**Management Report:**

Community / Management Updates

The Association has retained a lawyer in reference to the Sandridge Road Project. Information will be provided as it is provided and allowed.

The Association will hire Clay County Sheriff's Office off-duty police officers for various hours per week to monitor the increased activity of vandalism and trespassing.

United Land Services has transferred a new Account Manager to Silver Creek. TCT has already been in contact with them to make sure they are up to speed with the community. Landscaping maintenance teams have been working on the final leaf cleanup around the property and putting pre-emergent with the traditional weed control.

Currently, there have been two (2) new owners since January 1, 2023. The rental statistics to date are as follows: Total Rentals-198, Rental Rate, 33%, and of that 134 are corporate owned rentals.

Financials

Balances as of February 28, 2023:

Operating Account:	\$198,761.86
Money Market:	<u>\$149,147.36</u>
Total:	\$348,219.22

Collections

Accounts Receivable as of February 28, 2023:

Outstanding Collections Total	\$59,373.45
Collected after Month End	\$357.62
Total Accounts Receivable	\$59,731.86
Attorney-Payment Hold	27

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Bankruptcy-Post	1
Bankruptcy-Pre	1
First Warning	31
Foreclosure-Association	5
Foreclosure-Bank	2
Intent to Foreclose	1
Notice of Late Assessment	2
Owner Collections	14
Payment Plans	7
Sale Pending	1
Removed from Collections	2

**Violations**

Total Open Violations	153
Architectural	8
Landscaping	50
Maintenance	4
Fencing	10
Land & Structures	1
Unsightly	20
Signs	6
Vehicle	35
Rubbish & Debris	7
Sports Equipment	6
Decorations	1
Animals & Pets	4
Missing Documents	1

Tammy Lewis moved to approve lawsuits on six (6) properties for continued non-compliance. Dennis Daughtry seconded the motion which was unanimously passed.

**Architectural Review Committee**

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

Total Submissions	14
Approved	7
Approved with Conditions	1

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Declined	2
Not Voted	4

**Old Business**

Additional streetlights have been installed and are working.

The Leasing Restriction Amendment will not pass tonight as a quorum was not achieved. This meeting will be reconvened for April 6, 2023 at 6:00 p.m.

The Florida Department of Agriculture and Consumer Services was contacted regarding the preservation areas behind homes that could pose a fire risk. Currently, the department is focusing on more rural communities with little to no defensible space between the dwellings and structures. They use a formula to determine which areas are more at risk and Silver Creek does not meet that standard currently.

**New Business**

Upcoming Events: The garage sale will be April 1, 2023 and the Easter Egg Hunt will be April 8, 2023.

Dennis Daughtry moved to ratify the Solitude Lake Management Installation of Seventeen Grass Carp Containment Barriers on Thirteen Outfall Structures and Amendment of Permit TG-00024432 for Twenty Ponds totaling approximately 16 acres in Green Cove Springs, FL 32043. Tammy Lewis seconded the motion which was unanimously passed.

Pressure Washing was tabled due to the Sandridge Road Project. TCT will ask City Wide to clean the fence coming into the Association.

New pool furniture is in the works to replace the dilapidated furniture at the pool. Photos and estimated prices were given to the Board to review. The Board would like to receive a total quota for twenty (20) pool side chairs, ten (10) armchairs, thirty-five (35) chaises, and six (6) side tables.

Solitude Lake Management provided a proposal to add aerators to ponds two and five. The Board decided at this time not to move forward with this.

Tim Crutchfield moved to approve a proposal from United Land Services in the common area on Silverado Circle behind 1860 Creekview. Stephanie Stevison seconded the motion. Stephen Pinczewski abstained. With majority approval, the motion passed.

A motion was made by Stephen Pinczewski to approve a \$500 donation to Grace Anglican for use of their rooms for the Board Meetings this year. Dennis Daughtry seconded. Tammy Lewis abstained. With majority approval, the motion passed.

**Homeowners Forum:**

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

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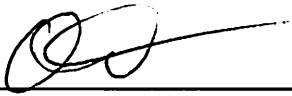
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All business being completed, Tim Crutchfield moved to reconvene the meeting on April 6, 2023 at 6:30 p.m. at 7:47 p.m. Dennis Daughtry seconded the motion which passed unanimously.

Respectfully Submitted,

Gina Cabral, LCAM



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Signature

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Date

4/6/23