

**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, June 1, 2023 | 6:30 p.m. | Grace Anglican**

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

The meeting was called to order at 6:30 p.m. by Tammy Lewis. 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/notes of the April 6, 2023 meeting. Dennis Daughtry seconded the motion which was unanimously passed.

**Management Report:**

Community / Management Updates

Tammy Lewis reported that the landscapers were not cutting the front along Sandridge. Even though the silk fence is in place because of the construction, the area should be maintained. TCT will contact United Land Service (ULS) and make sure they speak to their crew about this.

The pool gate was closed and secured due to a broken latch system; Edwards Ornamental was given approval to do the repair.

Dennis Daughtry reported on upcoming events. A Back To School bash is being planned for September 8<sup>th</sup>. The Board would also like to participate in National Night Out this year. More information on that will be forthcoming.

The Board Officer Positions were discussed. The Board was unanimous in the following Officers:

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

Silver Creek Statistics

- New Owners since January 1, 2023 7
- New Owners since last meeting 3
- Current Rentals 194
- Rental Rate 32%
- Corporate Owned 133

Financials

- 5.31.2023 Operating Account Balance \$151,812.91
- 5.31.2023 Money Mark Account Balance \$151,305.04

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- Total Checking/Savings Cash \$303,117.95

**Collections**

- Outstanding Collections Total \$56,017.87
- Collected after Month End \$6,742.46
- Total Accounts Receivable \$62,760.33
- Total Collection Accounts 47
- Attorney-Payment Hold 22
- First Warning 3
- Foreclosure-Association 5
- Foreclosure-Bank 2
- Intent to Foreclose 1
- Notice of Late Assessment 4
- Owner Collections 5
- Payment Plans 4
- Payment Plan Default 1
- Removed from Collections 10 totaling \$3,206.60

**Violations**

- Total Open Violations 230
  - Architectural 13
  - Landscaping 87
  - Maintenance 5
  - Fencing 9
  - Land & Structures 1
  - Unsightly 30
  - Signs 5
  - Vehicle 54
  - Rubbish & Debris 11
  - Sports Equipment 7
  - Decorations 2
  - Animals & Pets 5
  - Missing Documents 1

**Old Business**

The leasing restriction amendment was discussed, and the Board will potentially hold a September Member for this.

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The final total for the pool furniture was \$18,632.69. Tammy Lewis moved to ratify the approval with the total cost of \$18,632.69. Dennis Daughtry seconded the motion which was approved unanimously.

Tim Crutchfield moved to approve a proposal provided by AFAB Solutions to replace the Amenity Center bathroom doors for a total of \$4,688.00. Tammy Lewis seconded the motion which was approved unanimously.

**New Business**

It was decided that signs for the ponds would not be ordered at this time.

A proposal was received by AFAB Solutions to add poles to the tree main common property areas that residents are parking on. The Board would like a revised proposal that does not include the area on Cross Creek Drive. TCT will contact AFAB to get a revised proposal.

A homeowner in attendance expressed interest in filling the vacant spot on the Board. Tammy Lewis moved to appoint homeowner Michael Cox to the Board. Stephen Pinczewski seconded the motion which was approved unanimously.

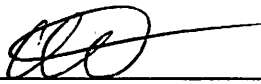
**Homeowners Forum:**

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

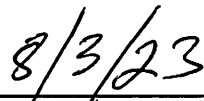
All business being completed, Dennis Daughtry moved to adjourn the meeting at 7:43 p.m. Tim Crutchfield seconded the motion which passed unanimously.

Respectfully Submitted,

Gina Cabral, LCAM



Signature

  
Date