

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, August 3, 2023 | 6:30 p.m. | Grace Anglican

Call to Order:

The Silver Creek of Clay County Homeowners Association Board of Directors meeting was called to order at 6:31 p.m.

Roll Call:

Present:

- President Tammy Lewis
- Vice President Stephanie Stevison
- Secretary Dennis Daughtry
- Treasurer Debbie Schirbock
- Director Stephen Pinczewski
- Director Michael Cox

Excused:

- Director Tim Crutchfield

Approval of Meeting Minutes:

Dennis Daughtry moved to waive the reading and to approve the minutes of the June 1, 2023 meeting. Stephen Pinczewski seconded the motion which was unanimously passed.

Managers' Report:

Community / Management Items

Landscaping:

Proposal 49150 from United Land Services for installing pine straw in the preserve along Silverado Circle was presented to the Board for consideration. Dennis Daughtry moved to approve the proposal. Tammy Lewis seconded the motion. Stephen Pinczewski abstained from the vote. The approval was passed with majority approval.

Proposal 49161 from United Land Services for trimming the palm trees was presented to the Board for consideration. Dennis Daughtry moved to approve the proposal. Tammy Lewis seconded the motion. Stephen Pinczewski abstained from the vote. The approval was passed with majority approval.

Pool:

The pool furniture has been delivered and looks great.

An alarm was added to the pool gate to prevent the gate from being propped open.

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Mag Locks were added to both bathroom doors. Access cards will now be required to get into the bathrooms.

The pool safety equipment was replaced to clear a minor violation on the Florida Department of Health report.

Events:

The Back to School Bash will be September 9, 2023 from 10 a.m. to 2 p.m. Food will be served from 11 a.m. to 1 p.m.

The Garage Sale will be October 7, 2023.

Silver Creek Statistics:

- New Owners since January 1, 2023 10
- New Owners since last meeting 2
- Current Rentals 194
- Rental Rate 32%
- Corporate Owned 133

Financials:

- 7.31.2023 Operating Account Balance \$166,863.36
- 7.31.2023 Money Mark Account Balance \$149,486.60
- Total Checking/Savings Cash \$316,349.96

Violations:

- Total Open Violations 202
 - Architectural 6
 - Landscaping 124
 - Maintenance 10
 - Fencing 6
 - Land & Structures 1
 - Unsightly 15
 - Vehicle 25
 - Rubbish & Debris 7
 - Improper Use 1
 - Sports Equipment 2
 - Decorations 2
 - Animals & Pets 1
 - Missing Documents 3

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There are currently 8 properties with attorneys for covenant enforcement related matters. There are 3 pending lawsuits currently. An additional 10 properties are being forwarded to the attorney this month.

Architectural Review:

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 42
- Approved 29
- Approved with Conditions 3
- Declined 3
- Not Voted 7

Old Business

Leasing Restriction Amendment:

This was tabled for future discussion.

Parking Blockage Poles:

A proposal was submitted to add poles to the pocket parks to prevent residents from using them as extra parking. The Board discussed it and decided that they will not be pursuing this proposal.

New Business

Ratification of Pool Security Additions:

An alarm was added to the pool gate and mag locks were added to the restrooms. Dennis Daughtry moved to ratify and approve the expenditure. Tammy Lewis seconded the motion which was unanimously approved.

2024 Budget Preparations:

Management has started asking vendors for their anticipated prices for 2024.

Yard of the Month:

The Board approved beginning a Yard of the Month program for the community. Yards will be awarded from April – September and then an award for best decorated Halloween yard. The Christmas Light Decorating Contest will continue as it has always been.

Homeowners Forum:

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

All business being completed, Tammy Lewis moved to adjourn the meeting at 9:33 p.m. Stephanie Pinczewski seconded the motion which passed unanimously.

Respectfully Submitted,

Gina Cabral, LCAM



10/12/23

Signature

Date