

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, October 12, 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 6:30 p.m.

Roll Call:

Present:

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

Approval of Meeting Minutes:

Dennis Daughtry moved to waive the reading and to approve the minutes of the August 3, 2023 meeting. Tim Crutchfield seconded the motion which was unanimously passed.

Managers' Report:

Community / Management Items

Landscaping:

Ed Thompson with United Land Services was in attendance for the meeting. Mr. Thompson is the account manager that oversees the operations of Silver Creek. Mr. Thompson advised that Silver Creek is now on an every other week rotation and the service days are Thursdays.

Ponds:

Proposal 50691 from United Land Services for repairing the bank erosion of Pond 16 was presented to the Board for consideration. Tim Crutchfield moved to approve the proposal. Dennis Daughtry seconded the motion. Stephen Pinczewski abstained from the vote. The approval was passed with majority approval.

Pool:

The shade structure of the park was recently torn. Southern Recreation have been advised and will be providing a cost for replacing the shade.

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Events:

Dennis Daughtry updated the Board on the Back 2 School Bash. There was a great turn out and everyone seemed to enjoy it.

Dennis Daughtry also resigned from the Events committee and asked for additional volunteers to oversee the events in Silver Creek.

Silver Creek Statistics:

- New Owners since January 1, 2023 21
- New Owners since last meeting 7
- Current Rentals 199
- Rental Rate 33%
- Corporate Owned 134

Financials:

- 9.30.2023 Operating Account Balance \$138,245.75
- 9.30.2023 Money Mark Account Balance \$149,612.37
- Total Checking/Savings Cash \$287,858.12

Collections:

Total Accounts Receivable: \$59,312.07

- Attorney 12
- Foreclosure-Association 5
- Foreclosure-Bank 2
- Intent to Foreclose 1
- Notice of Late Assessment 21
- Owner Unpaid 5
- Payment Plan 6
- Sale Pending 1

Violations:

- Total Open Violations 269
 - Architectural 5
 - Landscaping 157
 - Maintenance 13
 - Fencing 8

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○ Unsightly	20
○ Vehicle	30
○ Rubbish & Debris	25
○ Improper Use	1
○ Sports Equipment	2
○ Decorations	2
○ Animals & Pets	3
○ Missing Documents	3

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	92
• Approved	41
• Approved with Conditions	3
• Declined	5
• Not Voted	1

Old Business

New Business

2024 Budget Approval

Tim Crutchfield moved to approve an amended budget for 2024 that shows no increase for 2024 assessments. Discussion ensued.

The Association is receiving payment from Clay County due to eminent domain, therefore the Board of Directors would like to allocate \$10,000 of those funds as income for 2024 to offset additional expenses. This would not require an increase in assessments.

The Board would like the residents to know that they should anticipate a 5% increase in 2025 because expenses will continue to rise, and the Association will not always receive additional cash income for various reasons.

Stephen Pinczewski seconded the motion which was unanimously approved.

Homeowners Forum:

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

All business being completed, Tim Crutchfield moved to adjourn the meeting at 8:25 p.m. Dennis Daughtry seconded the motion which passed unanimously.

Respectfully Submitted,

Gina Cabral, LCAM

Signature 

Date 1/4/24