

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, January 4, 2024 | 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
- Director Tim Crutchfield
- Director Stephen Pinczewski
- Director Michael Cox

Excused:

- Treasurer Debbie Schirbock

Gina Cabral represented The CAM Team, Inc (TCT).

Approval of Meeting Minutes:

Dennis Daughtry moved to waive the reading and to approve the minutes of the October 12, 2023 meeting. Tammy Lewis seconded the motion which was unanimously passed.

Managers' Report:

Community / Management Items

The Oak Trees on the island at the entrance caused some damage to the wiring in the ground for the lights and camera. New wiring was installed, and photocells were replaced. Two of the up lights were broken, and those have since been replaced.

The Yard of the Month sign has been ordered and will be ready before April.

TCT will begin sending after meeting updates to the owners who have their email on file.

Financials:

- 12.31.2023 Operating Account Balance \$193,651.25
- 12.31.2023 Money Market Account Balance \$160,613.68
- Total Checking/Savings Cash \$354,264.93

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Collections:

Total Accounts Receivable:	\$55,484.70
• Attorney	12
• First Warning	26
• Foreclosure-Association	5
• Foreclosure-Bank	2
• Intent to Foreclose	1
• Owner Unpaid	2
• Payment Plan	4
• Sale Pending	1

Violations:

Discussion ensued about the timeframe violations are open before they are escalated. A motion was made by Stephen Pinczewski to archive violations after 180 days if they have been cured and closed. Mike Cox seconded the motion. Tim Crutchfield and Dennis Daughtry abstained from the vote. With majority approval the motion passed.

Committee Reports:

Architectural Review

There are currently four (4) outstanding requests. Mike Cox volunteered to be the Board Chair for the Architectural Committee.

Events

No events are currently scheduled. The Spring Garage Sale will be the first Saturday of April. Stephanie Stevison volunteered to be the Board Chair for the Events Committee. Stephanie asked that more members volunteer to keep holding events for the Silver Creek community.

Landscaping

Nothing to report.

Pool and Park

Tammy Lewis volunteered to be the Board Chair for the Pool and Park Committee.

Old Business

None

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New Business

2024 Board Meetings

Moving forward, the meetings for Silver Creek will be held at Lake Asbury Baptist Church. The meetings dates for 2024 are as follows:

- Thursday, March 14th
- Thursday, April 25th
- Thursday, June 13th
- Thursday, August 8th
- Thursday, October 10th
- Thursday, November 14th

Park & Shade Repair Proposal

The Board asked that TCT look into the insurance deductible for the Association and investigate if a claim can be filed for this repair.

CCSO 2024

A new agreement was sent to TCT for off-duty CCSO officers. Tim Crutchfield moved to approve the agreement. Dennis Daughtry seconded the motion which was unanimously approved.

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 8:59 p.m. Tammy Lewis seconded the motion which passed unanimously.

Respectfully Submitted,

Gina Cabral, LCAM



Signature

3/14/24

Date