

To the Board:

Minutes of the August 10, 2006, Board Meeting follow:

Board Members present - President Jim Kinney, Vice President Richard Moore, Secretary Jim Carter, Lois Pollard, Joe Ratino

The meeting was convened at 7:03 P.M.

Reading of the Minutes of the June Meeting was waived.

Communications - Diane Pitner's Lawyer says the fence currently meets all county codes. Therefore, SCHOA cannot order the fence moved back but can assess a fine until the fence is moved back. Board Member Joe Ratino submitted the following report.

"After the SCHOA received a letter from Diana Pitner's lawyer in reply to a certified letter

Pertaining to her fence. I called Ms. Pitner and she had her attorney call me back. I told Diana and her attorney (Maureen) up front that I was calling as a friend and NOT officially as a board member. I tried to explain three things to them:

1. There are those in the neighborhood who are in favor of hiring a management company to manage Summers Creek and if this happens, it could raise the dues from \$125 to over \$400 annually. Her position on her fence issue could result in this happening.

2. Article VII, Sec. 7.3.9 of the BY-LAWS, does grant the Board of Directors the power to address fines for violation of the covenants.

3. We are a legally chartered Not For Profit Corporation operating under the Florida Not For Profit Corporation Act and where the fence as constructed, could pose a possible hazard/threat of harm to a person or persons unknown due to sight blockage at an intersection, we have an obligation and duty to pursue this matter fully. Maybe we could reach a mutually negotiated resolve, but I am not speaking for the Board of Directors when I say this. I believe the county code says the fence has to be 40 feet from the center of the road."

John Sedlak Letter - He has same water drainage problem at intersection in front of house. someone dug a small ditch from street to the main ditch in front of house. The County dug some dry wells to help situation.

Henkel Letters - Boats parked on Summers Creek overtaken by events. Boats are now gone.

The front entrance fence is showing signs of erosion. American Fence Co. to be contacted about "life time" warranty

Oleanders at front entrance need trimming badly. Company that did trimming has gone out of business. Company that trimmed the Washingtonian palms will trim the oleanders for \$300 and haul brush away.

Treasurer's report - To be Emailed. Not received to date. Two homes still owe 2006 dues. One is for sale and dues will be collected at time of sale. The other house on Summers Creek has been unresponsive.

Arc Report - Chairman Steve Murray reported the letter to homeowners had been completed and signed by both himself and President Kinney and would be sent out now that Phase Two was completed.

Unfinished Business - Replacing fish in lake. Mercedes has not paid for the first 25 carp that were placed in the lake. The second fifty fish have been billed but not yet paid for. There is little evidence that these fish were put in the lake or that algae control measures were carried out.

Installation of street lights - It was determined to ask the county to install street lights at three locations - 1383, 1432 and 1492 Bent Palm - first and then see if Mercedes will add others for a possible total of nine.

Move of riser on lake easement. Cable company needs to move riser about 4 or 4.5 feet. The company says the wires are cut to

length and move will require some digging and then reconnecting.

Illegal fences - determined that essential first step will be to obtain legal opinion on best course of action to ensure compliance.

New Business - Potential parking problem now that school has started and there is no place to wait for school bus.

Sexual offender living in Pitner residence. Offender is not a sexual predator and it is hoped he will move from residence.

Entrance overhead light burned out. Problem being looked into to see who can fix it.

Entrance fountain leaking. it was determined to give Mike time to recover and find and repair problem.

Board meeting was adjourned at 8:44 P.M.

**These are the original minutes of the above described meeting.
Jim Carter, Secretary**