

**Minutes of the October 12, 2006, SCHOA Board Meeting follow:**

**Board Members Present: President Jim Kinney, Treasurer Richard Moticska, Secretary Jim Carter and Lois Pollard**

**The meeting was called to order at 7:05 PM**

**Communications - Letter of September 27 from Ellis Fox concerning deterioration of storm drain grating between 512-522 Summers Creek Drive. It needs replacing. Brevard County Road and Bridge Dept., Central Division will replace it at no charge to HOA or residents. President Kinney will take care of contacting the county.**

<b>Treasurer's Report - As of October 12:</b>	<b>Beginning</b>
<b>Balance</b>	<b>\$11339.58</b>
<b>October Expenditures</b>	<b>\$ 2706.66</b>
<b>Income</b>	<b>\$ 50.00</b>
<b>Ending Balance</b>	<b>\$8682.92</b>

**The major expense item for the month was renewal of both Liability and Board of Directors insurance for a total of \$2257.02.**

**Arc Report - Request to erect a fence received from Lois Pollard, 225 Lexie Court and is under consideration. Maintenance expense for the common area (front entrance) for 2007 is discussed under that heading.**

**Old Business - Installation of street lights will be discussed by President Kinney with both the county and Mercedes Homes.**

The problem of the cable box installed in the middle of the easement to the lake remains. The box must be removed to allow airboat access to the lake. A no parking area on the street in front of the access is required and it is also possible that some dredging to remove silt dumped in the water by Mercedes subcontractors may be necessary.

**New Business - Lois Pollard** requested a clarification of the by-laws regarding portable basketball goals being in the street or on sidewalks in front of homes. The ARC will examine the situation.

Ellis Fox talked with Bluebell over the grass clippings dumped in the pond. He showed them the clippings in the lake and the representative from Bluebell said they were very sorry and that it would never happen again. The homeowners association to the North complained again about the heavy growth along the ditch separating the two subdivisions. The problem remains that a number of homes are not occupied and are still for sale. The Realtors will be contacted and told to see that the weeds are cut since the property extends to the ditch itself.

It was proposed and accepted that the block party should be compensated for any incidental expenses up to a limit of \$30.

It was proposed that a sign be placed at the entrance calling attention to the board meeting each month in hopes of increasing attendance.

**Budget for 2007 -** The treasurer submitted a budget based on estimated expenses of \$17581 for the next

year compared to \$17287 for this year. This does not allow for any increase in maintenance expenses associated with the front entrance. It is possible that the HOA may require the services of an attorney to see that by laws can be legally enforced and to advise the board on various legal options. A Summers Creek resident who is an attorney, Mr. Stephen Mays, offered to work with the board and work out a fee system for his work.

The ARC will seek bids for consolidating the often slipshod work of several contractors who slip in and out of the development with no accountability for their actions. Much of the landscaping can be done by one licensed and insured company and pest control and fertilizing can also be accomplished by a single firm. In view of the fact that increased costs will be required to maintain our development and protect our Florida lifestyle, the Board of Directors voted to increase the projected HOA dues to \$150 per year for 2007. Further meetings will be required to work out the details of the 2007 budget.

The meeting adjourned at 8:35 PM

This is a true copy of the original minutes. Jim Carter,  
Secretary