

## **SCHOA Board Meeting – 09.13.2007**

**The meeting was called to order at 7:07 PM**

**The following board members were present: President Stephen Mays, Vice President Richard Moore, Treasurer Richard Moticska, Secretary Jim Carter, Jim Kinney and Kathy Jaren.**

**The minutes of the August Board Meeting were approved as written.**

**The treasurer's report was read and showed a balance of \$14,128.66 on hand. Total income for the period was \$5,734.50 while expenditures were 7,507.91, primarily for the repair of the front wall, entrance lights and fountain.**

**ARC Report - The ARC met and elected Pat Carter President. Vice President Moore prepared a "strawman" of amendments to the by laws proposing fines for violations that would provide teeth to the by laws. Discussion was tabled to New Business.**

**The establishment of a monthly beautification award was approved at the last meeting and Kathy Jaren was to find an appropriate sign for the award. She has done so and proposed that two signs be made. the total cost would be \$106. This proposal was seconded and approved.**

**Old Business - It was proposed that the new bulletin board be moved to the east-end of the entrance median so that it can be easily read when exiting the development. Kathy Jaren has a board that she will bring to the next meeting to see if it can be used.**

It was recommended that Bluebell be awarded the landscaping contract for the front entrance common areas. A letter of termination of the present contract with Fantasy Lawns was prepared to be mailed out.

**Lake Access:** It was proposed that Ellis Fox be asked to determine the best solution to the problem of access to the lake to allow Mallard Environmental to treat algae and the Water Management District to inspect the lake. Ellis is well qualified since he and Bud Long maintained the fountains for a number of years and he is familiar with the requirements to keep the weir accessible and in good repair.

**New Business - Amendments to Covenants.** A discussion concerning the need for standardized fines for violations of the covenants took place. The proposal will have to be delivered to all homeowners with a subsequent meeting, with a quorum present, to vote on the matter

The President repeated that he will not take any action on individual Emails sent to him. The ARC will act as the enforcement arm of the SCHOA. The ARC will photograph violations and take all necessary actions.

Vandalism to mailboxes continues and according to residents in Phase I has been a long standing problem. The vandalism is sporadic and difficult to protect against. It is possible that the installation of street lights will be of some help in protecting the mailboxes.

The President proposed a meeting to take place on September 27 at 7 PM at the Kiwanis Island meeting

place. This meeting will make a final determination on the amendments to the covenants, the bulletin board and the Street Lights. The meeting was approved and seconded.

There being no further business the meeting adjourned at 8:54 PM.

Jim Carter, Secretary