

Minutes Of the SCHOA Board Meeting

May 8, 2008

The meeting was called to order at 7:05 PM

Board members present were: President Stephen Mays, Vice President Richard Moore, Treasurer Richard Moticska, Secretary Don Bergherm, Lois Pollard, Joe Ratino, Karen Jaren, and Jim Kinney. Seven other owners were also present.

Minutes of the April meeting were approved as written and posted on the website.

TREASURER'S REPORT

Beginning balance April 10, 2008 was \$14,375.58 . We expended \$978.29 during the month. We collected dues and late fees of \$434.50. The ending balance on May 8, 2008 is \$13,831.79. Outstanding unpaid dues \$3,425.00.

The board discussed delinquent homeowner's fees. A certified demand letter has been sent to one owner who is delinquent for the years 2006, 2007 and 2008. Further action to be considered at the next meeting.

ARCHITECTURAL REVIEW COMMITTEE

1. An incomplete request for approval for an already installed non-conforming fence and gates was received from the owner of 258 Ovideo. ARC will write to the owner requesting the required drawings, dimensions of the fence, materials used in it, and evidence of the obtaining of a building permit.
2. The irrigation pump at the front entrance was replaced.

OLD BUSINESS:

1. STREET LIGHTS:

FPL has rescheduled the installation of the street lights to the end of June.

2. WATERFALL AT ENTRANCE

A letter is to be circulated to owners giving them the opportunity to express themselves regarding the issue of retaining or removing the waterfall at the entrance to the development.

A motion carried to repair and clean the waterfall at a cost of \$200 plus \$50 per month for maintenance, with termination date to be made by the association.

3. FENCE REPAIR

The white fence at the entrance was inspected by Joe Ratino and found to be sound with the exception of a plant on the private party's property adjacent to the association property whose roots system was putting pressure on the fence. The owner of that property agreed to remove the plant this week.

4. FINES

Notice to be sent to owners regarding imposition of fines for violations.

NEW BUSINESS

Recently seven cars were burglarized in Summers Creek. Arrangements are being made for a Sheriff to come an association meeting to discuss security and possibly Neighborhood Watch. Owners and tenants should immediately call 911 to report criminal actions. A letter will be circulated informing the residents of the burglaries.

The meeting was adjourned at 8:15 p.m.