

Minutes of the SCHOA Board Meeting October 08, 2009

The meeting started at 7:00 PM

Board members present: Richard Moore, Richard Moticska, Marina Parenti, Sheila Briceno, and Lois Pollard. Fifteen other owners were also present.

TREASURER'S REPORT:

Beginning Balance as of 9/10/09.....	\$12,541.55
Expenditures.....	\$ 207.22
Income.....	\$ 434.33
Reserve.....	\$ 3,000.00
Outstanding dues:	
2009 dues (7)	\$1,120.00
2008 dues (8).....	\$1,200.00
2007 dues (2).....	\$ 300.00
Total available as of 10/08/09	\$12,768.66

VOTING:

Voting to amend the Summers Creek Homeowner's Covenants & By-Laws Section 7.3.9 per Letter dated September 30, 2009.

Results:

47 total votes were presented at the meeting.
28 votes "Agree"
19 votes "Disagree"

Comments made at the meeting:

- Renters don't get to vote, only the homeowner's have the right.
- Complaints are sent to the homeowners and not to the renters.
- Only 3 voting attempts may be made per issue.
- The Board cannot place a lien on the property for non-payment of fines.

The feasibility of applying a lien to the property was looked into: This is not allowed per Florida Law, however, the Violation may be addressed through small claims court.

Due to the low turn out of voters, the motion did not pass. The results were: 47 homeowners voted out of 120 - a minimum of 2/3 of 120 homes (80) is required. Therefore, a motion was made and passed to extend the deadline for voting on fines to a later date (next monthly meeting?)

The September 30, 2009 letter will be revised and re-forwarded to all homeowners to reflect that fine(s) will be pursued through small claims court.

OLD BUSINESS:

- Pond
No new actions considered at this time. More information will be gathered by the next meeting.

NEW BUSINESS:

- People not living in the Summers Creek subdivision are using it as a throughway to get to the subdivision just east of Summers Creek. There is a borrow pit between the two subdivisions with a connecting isthmus that allows this access. This isthmus is located behind 208 Ovidio Court. We are contacting the homeowner and the county for a possible solution (removal of the isthmus).
- A proposal was made to have a picnic for the Summers Creek residents. A date and location will be forwarded to the community as it comes available.

Meeting adjourned at 7:40 P.M.

Secretary's Comment:

As everybody can see, the wrecked car was removed – this may or may not be because of the efforts of the individuals that made contact with the owner but I'm sure it helped - thanks to the owner and those individuals who made the effort.