

**SUMMERS CREEK HOMEOWNERS ASSOCIATION
MEETING MINUTES
MEETING DATE MAY 9,2000**

Board Members in Attendance

Pres.	Ellis Fox
Vice Pres.	Greg Chesire
Treas.	Carolyn Ross
Director	Bill Jenkins
Director	Patty Orlando

Absent:

Secretary	Tom McRae
Director	Shirley Mason

The First Annual Summers Creek Homeowners Association meeting was held on May 9, 2000 at 6:30 PM on the Summers Creek property. The meeting was held at the cul-de-sac at the end of Summers Creek Drive, homeowners brought chairs.

The meeting was called to order by President, Ellis Fox at about 6:40 PM.

No previous meeting minutes were introduced.

Prior to regular business, Ellis introduced Mrs. Greg Chesire - who discussed the neighborhood Crime Watch Program. The program was discussed as a follow up to the previously held meeting. A sign up sheet was distributed for new members to register.

Ellis introduced the board members and their office, who had been unanimously voted into office at the turn over meeting from Honeymoon Hill. He also introduced members of the architectural committee that has been established.

Copies of the association "bylaws" and the association "declaration of covenants, conditions and restrictions" were distributed to homeowners who said they did not have one.

Ellis introduced our neighbor Mike Riley who's business - Advance Aqua Care - has been working with Ellis and the board regarding the lake and the fountain. One of the items Mike discussed was the waterfall at the front entrance and the vandalism. His suggestion was to install a timer for the front waterfall in order to discourage the vandals from putting in detergent. He also stated that if his company was selected for adding the timer and other repairs to the waterfall, he would be willing to delay billing since he was aware that our funds were limited.

Carolyn Ross provided the Treasurer's report indicating balance on hand was \$2,211.15. However, the balance from Honeymoon Hill did not match the bank, due to missing checks. Sue Mann, from Honeymoon Hill, will follow up with homeowners for replacement. Carolyn indicated that if outstanding dues were collected, based on 1999 expenditures, that the homeowners would have no surplus funds available and it would most likely be close to break even for this year.

Meeting minutes
May 9, 2000
Page 2

Carolyn distributed the guidelines for operation of the Homeowners Association Board for the coming year. Carolyn also distributed a personal message to homeowners regarding pets. Copies of both attached to this report.

Greg Chesire discussed his research on the equipment for the pond and his efforts to keep the pond fountains working. Greg also discussed the possibility of the addition of a chemical that will kill algae and to prevent the pond scum.

Bill Jenkins, head of the architectural committee, provided his report and discussed the addition of a display unit that will be located behind the front entrance waterfall which will be used for homeowners notices. His committee had reviewed the request for the addition of a fence for property on Sharon Lane. The committee found that the addition would be favorable. Ellis followed up with a letter of confirmation to the homeowner.

Bill also discussed the need to adhere to the association covenants and how to go about requesting approval for change or modification on homeowners property.

Ellis then provided information on other items- a new builder, Executive Homes, provided plans for building a house on one of the lots on Summers Creek Drive to the architectural committee for approval, which was granted. He also discussed the empty lots and the care. Ellis had been in touch with Honeymoon Hill regarding maintenance.

Ellis also provided information on a discussion with the St. Johns Water Authority and their position on the spill way area in front of each home and plants in this area., which are not permitted. Ellis also discussed fishing. There is no access to the "lake" for the general public and that homeowner approval must be obtained prior to fishing or it would be considered trespassing.

With the threat of a storm, with lightning, the meeting was shortened and called to close around 7:30 PM.

Next meeting will be at board discretion.

Respectfully submitted

Carolyn W. Ross
Acting Secretary