

SUMMERS CREEK HOMEOWNER'S ASSOCIATION

ANNUAL HOMEOWNER'S MEETING MINUTES

Date/ Time: May 22, 2002 - @ 7:00 PM
Location: Kiwanis Island Park
Board in attendance: President Ellis Fox
Vice President Patricia Orlando
Secretary/ Treasurer Carolyn W. Ross

Meeting was called to order by President Ellis Fox at 7:05 PM.
There were 24 homeowners represented by attendance or by proxy.

The first order of business was the results of the recent board election and introduction of the members:

President	Ellis Fox
Vice President	Bret McPherson
Secretary/Treasurer	Carolyn W. Ross
Director	Bruce Fair
Director	Patricia Orlando

The treasurer's report was presented by Carolyn Ross (copy of report attached).
Carolyn announced that the board had managed to reduce the association dues to \$125.00 annually without any hindrance to quality of services or safety. She outlined some of the expenses that had been reduced due to association member involvement rather than hiring contractors, which helped with the dues reduction.

Carolyn also reiterated that the association did not have a paid staff and that all issues, questions or problems need to be put in writing and sent to the PO Box in order for the board to take any action.

Ellis presented the report from the Architectural Committee and introduced members of the committee (Gil Lavin, Bud Lane, and Dan Spell). He also provided some information on what types of items that should be presented to the committee and explained that the intent of the committee, and the regulation, was to protect property appearance and the resulting value.

Ellis then provided a recap of the overall accomplishments during the past year (copy attached) and thanked everyone for their co-operation.

He also provided information on Phase II development and stated that Mr. Bobinski had indicated that he had no immediate plans for proceeding at this time.

Ellis also discussed some of the homeowners' lawn deterioration and property appearance and why keeping up with these was important to our future property value. He asked if anyone knew of a neighbor that had some hardship that prevented the attention to these to let the board know. We would solicit help.

With no further Board items the meeting was open for discussion:

One of the issues was how to get more homeowners involved and interested in the association. Several suggestions were presented such as assigning one person to contact just a few neighbors on either side of their property and to get to know them and encourage involvement.

A suggestion was made that follow up calls to neighbors prior to important dates might help.

A suggestion was submitted for sending association notices and information via e-mail. Carolyn Ross stated that without full time association help (and an association dedicated computer) this would be a tremendous undertaking - to obtain everyone's e-mail address - plus at this point who's computer would store and receive this data. As Secretary she was not willing to use her personal computer for association e-mail traffic. She also stated that this would then involve sending notices by e-mail and regular mail since there was no way to be sure that e-mail only would reach all association members.

Parking and the speed limit were also discussed but no resolution was approved.

The road width curve was discussed and how the size and poor structure was creating problems with traffic running off the road. A request to contact Brevard County was made.

A suggestion was made to request Brevard County Traffic Engineering to contact our neighbor Mrs. Schoor about her palm tree which is blocking the view of oncoming traffic.

All of the issues and suggestion will be presented to the new board for resolution.

With no other business the meeting was adjourned at 8:05 PM.

Respectfully submitted:

Carolyn W. Ross
Secretary/Treasurer

SUMMERS CREEK HOMEOWNER'S ASSOCIATION
MAY 22, 2002

We have had quite a year and accomplished a lot of things that were issues from the last annual meeting or items concerning various homeowners.

In the past year - your Board has managed to do the following:

1. Reduced Homeowners Annual Dues from \$149.55 to \$125.00, without creating safety or environmental issues or reducing any service.
2. Enhanced Front Entrance Lighting.
3. Updated Front Entrance landscaping.
4. Relocated Palm trees from Front Entrance division to allow for a better turning radius and to provide for sale of second lot.
5. Cleaned glass and repainted light fixtures and art at Front Entrance.
6. Cleaned up Ponds and stocked with fish to treat algae.
7. Repair to Fountain in Ponds to eliminate smudge and other stagnant debris.
8. Repair to electrical system at front entrance waterfall and irrigation system.
9. Engaged Water Maintenance Company to ensure pond status.
10. Engaged Pest Control for Front Entrance.
11. Obtained Association Insurance at greatly reduced cost.

Some things also in the works a request for additional lighting at the intersection of Carolyn Court and Summers Creek Drive.