

SUMMERS CREEK HOMEOWNERS ASSOCIATION
P.O. BOX 540833
MERRITT ISLAND, FL 32954

**Board of Director's Meeting of
February 19, 2003 at 6:30 p.m. - "Final/Approved Minutes"**

Called to Order at 6:31 p.m.

Present: Ellis Fox, Brett McPherson, Bruce Fair, Sherri Fair

1. In the absence of our Secretary-Treasurer, the minutes from our last meeting, and a current financial report were not available.
2. After due consideration and discussion, the Directors unanimously approved the acceptance of the proposal from Advantage Irrigation relative to our front entrance system. President Fox will advise same accordingly.
3. A letter of appreciation will be forwarded on behalf of our Association, (by Director Fair) to Mike Riley relative to his "volunteer work" on our fountain.
4. An initial letter to Honeymoon Contractors concerning our understanding of their maintenance responsibility for the retention pond will be prepared and forwarded by Director Fair.
5. The matter of the extension of the sidewalk at the front entrance was tabled, pending further investigation/advice from President Fox.
6. President Fox was asked to provide each of the Directors with a copy of the various contractual options offered by the law firm of Clayton & McCulloh for study and preparation for our subsequent meeting with a representative of the firm to discuss such options. (Special note was made that the charge for any such meeting was assumed to not exceed \$150.00.)

The Summers Creek Homeowners Association and Architectural Review Committee's purpose and goals are to ensure that the integrity and desirability of the neighborhood are maintained. The committee strives to preserve the property values of the Summers Creek homeowners of which you are a member.

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7. It was decided concerns relating to retention pond water being used for irrigation, use of a "construction entrance" off S. Banana River Drive and other related matters should be left for our attorney's recommendation/communication, (as soon as our relationship with same is formalized).
8. All present agreed that the Architectural Review Committee will send letters to homeowners asking they provide better care for their lawns and flowerbeds as a "gentle first step." Failure of a homeowner to comply will generate more direct correspondence.
9. President Fox will follow up with local police to help discourage speeders ... and reflecting the common concern of those present, Director Fair will prepare, and forward, a related general letter to all homeowners.
10. President Fox will follow up with the County concerning the narrow roadway turns that result in vehicles "cutting corners"/running off the pavement.
11. President Fox will investigate what, if any, arrangements have been made to reserve our Kiwanis Island meeting room for the second Wednesday of every month.
12. Director Fair understands there may be questions relative to the wieners and buns left over from the Fall picnic. Accordingly, it was noted they were stored in his freezer, but due to "freezer burn" the buns have since been discarded. However, the wieners remain frozen ... with a suggestion made that any homeowner wishing same is welcome to them. A further suggestion that we distribute them evenly by hand-delivering a pro-rata share to each homeowner was dismissed as a "wienerful" idea, but impractical.

The meeting was adjourned at 7:20 p.m.

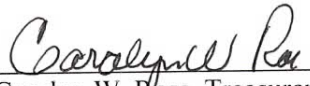
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Treasurers Report

February 13, 2003

Balance on Hand 12/31/02	Cash in Bank	\$ 1,881.15
DEPOSIT: FP&L		\$ 145.00
RESERVES:		
Repairs	\$600.00	
Insurance	500.00	
Total Reserves		\$ 1,100.00
INCOME:		
None		\$ 00.00
EXPENSES:		
Electric	\$235.87	
Lawn Service	80.00	
Front Entrance Pest Control	116.00	
Pond Maintenance	175.00	
Total Expenses		(\$ 606.87)
Balance as of 2/13/03		
Cash	\$ 2,374.26	
Deposit	145.00	\$2,519.28
RECEIVABLES:		
Dues 65 @ \$175.00		\$11,375.00

Submitted by:


Carolyn W. Ross, Treasurer

Date: February 12, 2003