

# SUMMERS CREEK HOMEOWNER'S ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

Date/ Time: March 12, 2003 - @ 7:00 PM  
Location: Kiwanis Island Park  
Board in attendance: President Ellis Fox  
Secretary/ Treasurer Carolyn W. Ross  
Director Bruce Fair  
Director Patricia Orlando  
Absent Vice President Bret McPherson

Meeting was called to order by President Ellis Fox at 7:05 PM.

Minutes of previous meeting were presented with a request to have one item stricken and so accepted.

Treasurer's year to date report was presented by Secretary/Treasurer and accepted without change.

### Old business -

Secretary/ Treasurer presented written comments on attorney solicitation. Decision that had been rendered at previous meeting to obtain services of Attorney was upheld. Vote was unanimous for New Client minimum package at \$2,200.00, presented by Clayton, McCullough. Ellis to complete package information requested by firm and contact Arlene Francis -Ring to sign authorization.

Suggestion to forgive annual dues for Mike Riley for his services at front entrance fountain was discussed. Carolyn presented written opinion opposed to setting such a precedent. Vote was not to forgive Mr. Riley's dues. However if he would present an invoice for the \$175.00 the Board unanimously agreed that payment would be warranted.

Pest Control and additional \$50.00 monthly service was discussed and whether it was necessary. Decision was to check status of area to see whether any improvement was visible. If not stop service.

Irrigation service contract was discussed; Services amounted to \$765.00.

Status of responsible party for various duties and to oversee contractors was deemed an on-going project and perhaps should be passed on to new board.

Status on pictures of front entrance for Phase #2 was scheduled. Pictures to be presented to prospective builder as evidence of present condition of surroundings in case of damage. Decision was that new Attorney should write letter and send pictures rather than Association.

### New Business

Treasurer presented status of annual dues collection- to date 9 homeowners had not paid dues.

Three homeowner's letters were presented.  
Mrs. Scholl who wanted to be assigned to Archetictural committee  
Mrs. Day for permission to construct fence around pool.  
Mrs. Virata request for reason for attorney and increase in dues.  
Bruce agreed to contact all homeowners for informal discussion on issues presented.

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Discussion on homeowner's complaints for receiving tickets for exceeding speed limit in subdivision. While it was agreed that maybe it was poor timing with the notice regarding the speeding - the residents ticketed were speeding and as such should have been ticketed.

Carolyn requested decisions from Board on how to handle 2003 Uniform Business Report and if it was going to be turned over to Attorney. Decision was not to turn over to Attorney to be listed as Agent at this time. Report would be completed with current Board information.

Discussion on condition of front entrance, dead plants and lack of grass, etc.. Bruce agreed to seek information on contractor for improvement. Board approved \$1,000.00 budget for improvements.

Discussion on annual meeting. Patty Orlando presented information obtained from Kiwanis for dates and cost for meeting room. It was decided to hold the meeting on May 10, 2003 at 1:00 PM. Secretary will send out requests nominee for officers and directors in order to receive response and distribute for voting prior to annual meeting.

With no other business the meeting was adjourned at 8:30 PM.

Respectfully submitted:

Carolyn W. Ross  
Secretary/Treasurer

SUMMERS CREEK HOMEOWNERS ASSOCIATION  
Treasurers Report

April 9, 2003

Balance on Hand 12/31/02 Cash in Bank \$ 1,881.15  
**DEPOSIT:** - FP&L \$ 145.00

**RESERVES:**

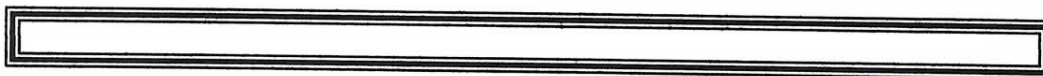
Repairs \$ 600.00  
Insurance 500.00  
Total Reserves \$ 1,100.00

**INCOME:**

Dues  
62 @ \$175.00 \$10,850.00  
1 @ \$150.00 150.00  
\$ 25.00 Void Check 25.00  
Total Income \$11,025.00

**EXPENSES:**

Electric \$ 469.50  
Lawn Service 320.00  
Front Entrance Pest Control 232.00  
Pond Maintenance 525.00  
State Filing 61.25  
Irrigation Repair 765.70  
Attorney 2,200.00  
Meeting Room Deposit 92.40  
  
Total Expenses (\$4,665.85)



Balance as of 4/09/03  
Cash \$ 9,340.30  
Deposit 145.00 \$ 9,485.30

**RECEIVABLES:**

Outstanding dues 2 @ \$175.00 \$ 350.00

Submitted by: Carolyn W. Ross  
Carolyn W. Ross, Treasurer

Date: April 9, 2003

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