

SUMMERS CREEK HOMEOWNER'S ASSOCIATION

P.O. Box 540833

Merritt Island, Fl 32954-0833

Minutes of the February 4th Board Meeting

Date: February 4, 2004

Time: 7:00 p.m.

Place: Annex Room at Kiwanis Island

Board in attendance: Steve Murray - President
Richard Moticska - Vice President
Sandi Dawson - Secretary
Joe Ratino - Director

Not Present: Carolyn Ross - Treasurer

Also in attendance was Mr. Bo Bar-Navon, representative of Mercedes Homes.

Minutes of the January 21st Board meeting were distributed to the Board.

Purpose of meeting was to introduce the new Summers Creek Homeowners Association board members to Mercedes Homes, discuss schedule for Phase II construction, and planned repairs to existing Phase I areas.

Discussion ensued as follows:

- Mr. Bar-Navon indicated that Mercedes had two bonds placed with Brevard County to repair entry road from Newfound Harbor onto Summers Creek Drive (concrete, asphalt, brick pavers, shoulders) and repair up to the roadway at sewer tie-in at intersection of Summers Creek Drive and entry to Phase II.
- Board discussed lack of compaction observed from existing sanitary manhole to Eastern half of Summers Creek Drive during installation last August. Mr. Bar-Navon indicated that compaction was to have been done in layers and that he would discuss with contractor.
- In addition, Board discussed storm water management system culvert installation on North side of existing retention pond. Concern expressed with lack of silt barrier maintenance after culvert installation and probability of run-off into pond. Summers Creek Board stated that a contour map for ponds existed and the Board felt that the pond should be restored to condition prior to construction activities. Mr. Bar-Navon indicated that Mercedes would restore to existing condition.
- Mr. Bar-Navon presented a proposal to the Board for a landscaping upgrade to the Summers Creek Subdivision entry from Yardman of Rockledge cost up to \$7,500. Proposal stated the plan for repairs to irrigation and planned vegetation from the walls

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at entry to areas surrounding existing fountain. Board agreed to present a copy of this proposal to Architectural Control Board, but requested a drawing from Mr. Bar-Navon to better depict proposed landscaping changes. Some discussion followed regarding SCHOA keeping the fountain as part of entry (No action determined on this issue by Board).

- Board thanked Mr. Bar-Navon for actions by Brian Bussen, Mercedes Homes Project Manager, for getting with Mr. John Sedlak, 312 Summers Creek, to repair his sprinklers damaged by construction activity.
- Board members asked about maintenance fees for new homes planned for construction in Phase II. Mr. Bar-Navon spent some time reviewing Phase I covenants to research timeline for the payment to the association of the dues, whether prorated or otherwise. (This matter will be discussed further).
- Discussion on existing fountain included concern with the safety aspects of repetitive dumping of soapsuds in the fountain creating a visual obstruction to motorists and children waiting at the bus stop.
- Joe Ratino presented findings on paint used at 493 Summers Creek. Mr. Ratino indicated that the Architectural Board had been presented flat paint color samples that were approved and that semi-gloss paint was actually used resulting in the contrasting tones at this residence.
- Mr. Ratino suggested and later moved (which was seconded by Richard Moticska) a motion to table any Board action at 493 Summers Creek on an unapproved white fence installed on the East side perpendicular to the property line (approx. 7').
- Another issue was presented regarding the satellite dish also installed at 493 Summers Creek Dr that was not shielded from the road as required by covenants. Board members to look at this installation.

Motion made by Joe Ratino to adjourn the meeting, seconded by Richard Moticska.

Meeting adjourned at 8:33 p.m.

Respectfully Submitted:



Sandi Dawson
Secretary