

SUMMERS CREEK HOMEOWNER'S ASSOCIATION

P.O. Box 540833
Merritt Island, FL 32954-0833

Minutes of the April 7th Board Meeting

Date: April 7, 2004

Time: 7:00 p.m.

Place: Annex Room at Kiwanis Island

Attendance: Steve Murray - President
Richard Moticska - Vice President
Sandi Dawson - Secretary
Carolyn Ross - Treasurer
Joe Ratino - Director

Topics of discussion were as follows:

- Outstanding maintenance dues for current homeowners of Summers Creek
- Prorated approach for Phase II dues.
- Put out information to the homeowners that we are working with Mercedes on the entry and coordinating with them for repair work, and with the advent of the new homes coming on board we're looking at changing the maintenance fees for the Homeowners Association for 2005.
- Maintenance fees should be coupled until the by-laws are changed.
- Discussion on how to obtain homeowners votes for changes in by-laws.
- Vote has to be 2/3 of the homeowners (46 homes).
- Absentee ballot suggested.
- Letter to homeowners.
 - Ideas on setting up committee to change by-laws
 - Ask for volunteers of people who have concerns with covenants
 - Any suggestions, complaints, issues should be submitted in a letter to the Board prior to the Board Meeting.
 - Invite homeowners to the Board Meetings.
- Board meetings to focus on by-laws as related to the covenants.

A motion was made by Steve Murray to make one of the functions of the Board of Directors to address the changes to the by-laws, motion was seconded by Joe Ratino, motion carried.

- By-laws will be discussed in upcoming meetings in a particular order.

Treasurer Carolyn Ross reported that as of this date 29 homeowners have not paid their 2004 fees, and that she will be sending out a registered letter to those homeowners right after Easter.

Discussion on front entrance repair, and the holes and trenches being dug for utilities.

Joe Ratino reported on the Architectural Board Meeting:

- Board met with Brian Bussen and John Seage, Yardman of Rockledge Gardens on March 30th.
- Board wanted to know what their landscaping plans would be.
- Mr. Bussen said they would get to us the information on the new houses in Phase II.
- Since this meeting, Bo Bar-Navon sent a memo to the Board (Joe Ratino), along with plans and colors of the new homes in Phase II.
- Mr. Bar-Navon stated in the memo that he will still submit to the Board a plot plan showing the house situated on the lot and the drainage plan showing where the water will shed to.

Carolyn Ross was asked to compose a letter to send to Mercedes acknowledging receipt of the plans and colors, and affirm that pending the submission of the plot and drainage plan as stated in the Memo from Mr. Bar-Navon, the Board does not have any objections to the floor plan or colors.

Discussion continued on colors of garage doors, trim and body of houses.

Architectural Board will meet again on April 20th to go over the plans and colors of new homes.

Old business:

- Existing Fountain at Entrance
- Plans with Mercedes Landscaping proposal
- These concerns will come together when there's a report on the Architectural Board Committee with Brian Bussen

Future consideration:

- Letter from Ellis Fox regarding deterioration of brick wall in front Entrance, large crack in north wall, and other damage to the entrance.
- Repair of the Summers Creek sign and time frame for repairs.

Meeting adjourned at 8:12 pm

Respectfully Submitted,



Sandi Dawson
Secretary
Summers Creek Homeowners Association