

SUMMERS CREEK HOMEOWNER'S ASSOCIATION

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

Minutes of the May 5th Board Meeting

Date: May 5, 2004
Time: 7:00 p.m.
Place: Annex Room at Kiwanis Island

Attendance: Steve Murray - President
Richard Moticska - Vice President/Arch. Board
Sandi Dawson - Secretary
Carolyn Ross - Treasurer
Joe Ratino - Director/Arch. Board
Melody Murray - Architectural Board Member
Patty Orlando - Architectural Board Member
Bo Bar-Novon - Mercedes
Gary DeRoy - Mercedes Salesman
Bud Hall - Architectural Board Member

This was a joint meeting between the Board of Directors and the Architectural Board with representatives from Mercedes Home Builders present.

Steve Murray gave a brief synopsis on previous meetings of the Architectural Board and what has transpired between them and Mercedes regarding front entrance and color palette that had been provided as a courtesy to the Architectural Board.

A motion to dispense with reading of the minutes from the April meeting was made by Joe Ratino and seconded by Carolyn Ross, motion carried.

Joe Ratino gave an update on his discussion with John Seage, Yardman of Rockledge, on a new plan for the fountain and entryway, new sprinkler system and plants. John will get back to Joe with sketch of these plans.

Discussion was held on enhancements to the entryway, and Mercedes responsibility for entry repairs due to damage caused by construction. SCHOA offered to provide assistance on notifying homeowners about entry way repairs.

Architectural Board reviewed Mercedes Homes color palette with all members present for phase II housing, and had no objections to the colors. Architectural Board voted 4 to 1 for the color palette as submitted by Mercedes. Color palette accepted. Joe Ratino provided letter to Board changing official vote to make 5 to 0 on color palettes.

Joe Ratino suggested a change to Article II Section IV 2nd paragraph - All paint used on exterior body of any residence shall be subdued in its tone. Colors on exterior doors and trim may be brightened or darkened but will harmonize with the sub-division.

Proposed plans for new phase and how they coincide with existing covenants- Mr. Bo Bar-Novon restated Mercedes Homes planned covenant changes, originally provided to the Architectural Board in an April 13, 2004 Memo to Joe Ratino from Boaz Bar-Navon, to the following areas:

1. 4 trees in front yard
2. Color
3. Covenant says 75 ft front setback for houses, zoning says 20 feet.
4. Fences, hedges, courtyards

Mercedes stated that they were not going to delete lamp post requirement for each house in Phase II. This would be in concert with existing Phase I covenants.

General discussion on new homes in Phase II and their standard housing package being offered. Colors and trim for Phase II houses. Homes starting at \$300,000.00

Board of Directors discussed additional covenant language changes with Mercedes Homes. Mercedes agreed to include changes discussed at meeting with both SCHOA Boards present. Steve Murray to send Mr. Bar-Navon an email restating the suggested language changes and additions to clear up and define existing covenants. (Copy of Mercedes Homes Amendment 3 to the existing SCHOA Phase I Covenants attached).

Board discussed Brevard County Stormwater Utility Dept. inspection letter dated 4/15/2004 on existing stormwater management outfall structure grating. Steve Murray to contract supplier and coordinate purchase and installation north of 532 Summers Creek Dr.

Request was made to discuss existing land bridge plans from Phase II site eastward across Pelican Creek with Brian Bussen, Mercedes Project Engineer

Meeting adjourned at 9:00 p.m.