

SUMMERS CREEK HOMEOWNER'S ASSOCIATION

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

Minutes of the July 7th Board Meeting

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

Attendance: Steve Murray - President
Richard Moticska - Vice President/Arch. Board
Carolyn Ross - Treasurer
Joe Ratino - Director/Arch. Board
Ellis Fox - Homeowner
Dolly Fox - Homeowner
Bruce Fair - Homeowner.

Meeting commenced at 7:00 p. m. with a reading of the minutes from the June 2nd Board of Directors meeting.

-Steve Murray provided an update on conversations with John Whipple, Brevard County Storm Water Utility Department regarding outfall structure grating replacement. No issues presented with replacement behind 532 Summers Creek Dr. During this call Mr. Murray asked if this County department had a role with acceptance of Phase II development. Mr. Whipple had pointed SCHOA to the Land Development Department.

-Phase II development was discussed with Dave Trafton, Brevard County Land Development Inspector. Mr. Trafton had indicated that Mercedes would contact the County for a final inspection. Mr. Trafton will contact SCHOA on this final inspection to allow SCHOA Phase I comments, if any, are addressed to Mercedes.

-SJRWMD was contacted by Mr. Murray to discuss any final inspection of Phase II and to request again a notification be sent to SCHOA when Mercedes schedules the inspection. St. John's personnel indicated that their inspection would be separate from any County inspection.

-Board discussed the amended Covenants filed with the County by Mercedes Homes as Summers Creek Community Developers. Board discussed process for distributing the amended Covenants to the existing Phase I homeowners. Carolyn Ross offered to assist with copying efforts and drafting a Board letter to accompany "new" Covenants.

-Board then discussed the fact that Mercedes had not joined the SCHOA with the payment of the Association dues for calendar year 2004. Board agreed to the prorating of fees for balance of 2004 and would provide fees balance to Mercedes for 54 lots. Fax will be sent to Mercedes Homes to state SCHOA Phase I homeowners fees due based on filing of amended Covenants with the County for Phase II to join the Association. The ownership of 54 lots out of 109 provided Mercedes with an excess of 25% of the lots in all of Summers Creek. The payment of fees was necessary to complete the action.

-Fax was to also state that no entryway enhancements had been approved due to incomplete entryway repairs from Mercedes Phase II development. This faxed letter was to include a reminder to indicate the \$7500 enhancement offered by Mercedes at several previous Board meetings.

-Mr. Ellis Fox reminded Board that the access for Mallard Environmental was between 542 and 552 Summers Creek Drive. An easement was provided for this access during Phase I development. Mr. Fox wanted to know if Mercedes had planned for an easement access with Phase II. Board indicated that they had no knowledge of this from Mercedes and that none was shown on Drainage Plan provided by Brian Bussen, Mercedes Project Engineer.

-Board discussed placement of a shed in rear portion of 333 Summers Creek Drive. County to be contacted on issue related to any building permit. Placement of shed had not been presented to Architectural Board for review and approval. County to be contacted to determine if building permit had been issued (and approved).

Meeting adjourned at 8:05 p.m.