

**SUMMERS CREEK HOMEOWNER'S ASSOCIATION**  
P.O. Box 540833  
Merritt Island, Fl 32954-0833

**Minutes of the October 4th Board Meeting**

Date: October 4, 2004  
Time: 7:00 p.m.  
Place: Pavilion Meeting Room at Kiwanis Island

Attendance: Steve Murray - President  
Richard Moticska - Vice President/Arch. Board  
Carolyn Ross - Treasurer  
Joe Ratino - Director/Arch. Board  
Bud Lane - Architectural Board Member

Meeting commenced at 7:00 p. m. after relocating from Community Center Annex Room due to conflict.

Minutes of August 4<sup>th</sup> meeting were reviewed. (September board meeting had been cancelled due to hurricane).  
Meeting minutes approved by Board.

Discussion held on clean out and start up of the entry way fountain. Board had previously received a proposal from Advanced Aquacare to perform a checkout and start up of fountain and maintain monthly. Board agreed with proposed price and authorized Joe Ratino to engage Advanced Aquacare in this activity.

Status of existing electrical system was brought up for discussion by Bud Lane. Corrosion and exposed electrical circuitry required a review and walkdown to identify a scope of work. Mr. Lane and Steve Murray were authorized by the Board to investigate and request proposals to repair and checkout both entry way power and pump power system to both pond aerating fountains that were inoperable. Budget was set to not exceed \$3,000. This cost would allow work on submerged pumps if necessary.

Board discussed existing entryway enhancements offered by Mercedes Homes several months ago. Action assigned to Richard Moticska to request additional proposals for landscaping upgrades. Additionally Yardman of Rockledge had been contacted by Mr. Murray to attend this Board meeting to discuss his original landscaping plan he had sent through Mercedes to the Board. Use of Yardman of Rockledge was still considered a viable SCHOA option pending further Architectural Board review, discussion and approval.

Joe Ratino brought up FCC determination of private use of antennas, satellite dishes, etc. regarding lack of requirement for homeowners association approval. Board members were aware of this and agreed that no approval was required other than allowed by determination and lot location.

Board discussion held on carryover issue of homeowner fees for calendar 2005. Carolyn Ross provided year to date expenses report and budget estimates for the balance of 2004 and 2005. Board generally agreed that fees of \$125 for 2005 would be reasonable and would allow for any contingency without precluding fees being further lowered in future years.

Question came up on insurance coverage that SCHOA had for liability and also for Board member actions. Joe Ratino offered to review policy coverage to assure what coverage was in effect.

Board will need to set annual Homeowners Association meeting for January as required by covenants and By-Laws.

Meeting adjourned at 8:20.

Board discussed meeting minutes from July 7<sup>th</sup> meeting. Minutes accepted.

Meeting adjourned at 8:30pm.