

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

**Minutes of the December 9th Board Meeting**

Date: December 9, 2004(Revised)  
Time: 7:00 p.m.  
Place: Community Center Conference Room at Kiwanis Island

Attendance: Steve Murray - President  
Carolyn Ross - Treasurer  
Joe Ratino - Director/Arch. Board

Meeting commenced at 7:00 p. m. Minutes of November 18th meeting were reviewed. Meeting minutes approved by Board.

Date and time for 2005 annual Homeowners Association meeting has been set for January 29<sup>th</sup>, 2005 from 2pm-3pm at the Kiwanis Island Pavilion DC meeting room. Carolyn Ross placed deposit and fee with Brevard County Parks & Recreation.

Efforts were made the past month between Ellis Fox and Joe Ratino to operate front entry sprinkler system. Determination was made to not operate due to potential to burn up pump motor due to non-functioning valves, missing heads, underground leaks. This system should be revisited with the proposed entry way landscaping enhancements(still not agreed with Mercedes and Architectural Board). No further update on landscaping was available due to absence of Richard Moticska, Arch. Board chairman.

Telephone call made to Brian Bussen, Mercedes Project Engineer, resulted in a request to set up Architectural Board meeting the week of December 13<sup>th</sup> with Bussen and his landscape architect to review a new proposal. Steve Murray to coordinate this meeting.

Mr. Ratino contacted Amerigas to have entry North wall lamps cleaned and relit. (2 of 4 out). Mr. Ratino called Amerigas back and was told that this item was being scheduled.

Carolyn Ross provided feedback on Board letter sent to Brevard County Director of Transportation requesting a move of the current bus stop to the north of Summers Creek Drive. Per Mr. Connor, bus stop will not be moved due to previous actions that resulted in numerous complaints from parents in other neighborhoods. Concern with younger children walking further. Board to follow up and restate safety concerns with current location. Concern with water in fountain and limited visibility to children from motorists at this location.

No action had been taken by Arch. Board on issues raised at November board meeting by Ellis Fox with broken fence at pool and construction bricks stored out front at 382 Summers Creek Drive; screening still out around pool at 452 Summers Creek Drive and dead trees and roofing on ground at 372 Summers Creek Drive.

General discussion followed related to Board letters on parking, issues with homeowners not complying with covenants and condition of neighborhood. Letter was read to Board from Ellis Fox suggesting that a management firm be employed by SCHOA to follow up on homeowner requirements to adhere to covenants. Carolyn Ross spoke in favor of pursuing this further. Mr. Ratino spoke against such Board action and stated that if people were not happy with how things are here(and he felt they were improving) **I would** move. Steve Murray stated that with the small amount of participation in SCHOA activities, the next Board may need to explore for consistent approach to enforcing the covenants that all have received.

Next Board meeting is scheduled for January 13<sup>th</sup>, 2005 to set agenda for the January 29<sup>th</sup> Annual Homeowners Association meeting.

Board adjourned at 8:10 pm.

(Revised minutes per January 13<sup>th</sup>, 2005 Board of Directors- Board review).