

SUMMERS CREEK HOMEOWNER'S ASSOCIATION

P.O. Box 540833

Merritt Island, Fl 32954-0833

Minutes of the January 13th Board Meeting

Date: January 13, 2005

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 December 9th, 2004 meeting were reviewed. Meeting minutes were revised by Board and two corrections will be made.

Board went over discussion topics for Annual board meeting on the 29th of January. It was generally agreed that an additional mailing should go out to all homeowners to encourage attendance at this meeting. Carolyn Ross agreed to do another mail-out to include 3rd Amendment to Covenants filed by Summers Creek Community Developers, Inc. in May of 2004, a nominations sheet for 2005 Board of Directors and an agenda. Steve Murray to provide electronic version of filed amendments, proposed agenda and a nominations form to Carolyn.

Steve Murray called Brian Bussen, Mercedes Homes Project Engineer, to inquire about status of landscaping and sprinkler repair/replacement bid proposals. Mercedes was pursuing bids on behalf of SCHOA after Architectural Board had approved Mercedes landscaping plan provided by Brian Alderfer, Bussen Landscape Architect. Mr. Bussen indicated that irrigation work had not been submitted with a proposal and he was going back to bidder to have this portion of work included in proposal. Note: action for Mercedes was to provide through Richard Moticska, Architectural Board Chairman.

Steve Murray provided copies of unsolicited proposals sent to SCHOA from two professional management firms proposing to manage SCHOA business. Annual pricing per lot was included. Additional copies will be provided for Annual meeting for homeowners in attendance review or information. Comment made that this hiring would not require an increase in any 2005 homeowner assessments based on current Association budget and funds. This could be approved by the Board of Directors. Board will provide information and include as an Annual meeting agenda topic due to two letters received from homeowners requesting a discussion. 2005 Board of Directors would have information and could have these firms provide a pitch, though insufficient time for Board to discuss at Annual meeting and this would not be good place for this pitch.

Carolyn Ross provided some received proxies for Annual meeting to President.

School Board of Brevard response to SCHOA Board was provided to President for follow up response and copy to Winderweeple Insurance on Board request to move school bus stop to Villa de Palmas stop due to safety concerns expressed by SCHOA letter dated November 20, 2004. Steve Murray to write this letter.

Discussion held on 20' access easement between 542 and 552 Summers Creek Drive. This access allows for stormwater pond maintenance of fountains. Plantings and fence are located on the eastern half of the easement. Joe Ratino stated that without any action by Board, this easement could revert to homeowner. Steve Murray to send letter on this issue to homeowner.

Next meeting will be the 2005 Annual Homeowners Association meeting at Kiwanis Island on January 29th, 2005 at 2:00 p.m.

Board adjourned at 8:10 pm.

NOTE: Due to annual meeting, these minutes were not reviewed by current 2004 Board of Directors. They will be included with 2004 Board documents to 2005 Board of Directors.