

**Minutes of the Summers Creek HOA Board Meeting
December 8, 2011**

Location: Karen Rood Building, Kiwanis Island, Merritt Island, FL

Meeting Purpose: Scheduled Board meeting

Board Members Present: Marnie Stant(President), Richard Moticska(Treasurer&VP), Charles Rock(Secretary), Joe Ratino(Director)

Committee Members Present: George Stant(Webmaster)

Call to Order: The meeting was called to order by Marnie Stant at 6:33 PM.

Reading & Approval of Last Meeting Minutes: Reading of the 11-10-11 meeting minutes was waived, having been reviewed online previously. The minutes were approved by general consent.

Reading of Communications: No new communications were received

Board Member Reports:

The Treasurer reported the following financial status--

Beginning Operating Balance as of 11/10/11	\$9387.84
Income	\$376.73
Expenditures	(\$1188.84)
Ending Operating Balance as of 12/8/11	\$8575.73
Reserves	\$3,000.00
Total Association Funds	\$11,575.73

Joe Ratino reported that the recent concerns regarding the weir had been satisfactorily addressed. The lower inlet pipe was cleared to provide 5" of clearance underneath and the Hibiscus over growing the weir was trimmed back. Joe suggested and the board agreed that the weir should be inspected again prior to hurricane season.

The President reported that Mallard Environmental Services had recently delivered 250 fish to the lake for a total cost of \$250. Mallard recommended the additional fish to control the lake's algae. The President also reported the county has been contacted to do several areas of sidewalk repair and that Amerigas had been contacted to replace the badly rusted gas covers of the underground tanks at the entrance.

The Secretary reported on the repair and conversion of the north sign light at the front entrance from metal halide to CFL. There was consensus that the amount of lighting provided by the CFL bulb was sufficient and that the south sign light should be changed also to begin saving an additional \$81/yr. The Secretary agreed to get this done.

Committee Reports:

The Secretary reported on behalf of the ARC Chairman (not in attendance) that fence requests had been approved by the ARC for 208 Ovidio Ct. and 1462 Bent Palm Dr., conditional upon the homeowners obtaining the required county permits.

Unfinished Business:

The Treasurer presented the 2012 budget, which included a tentative plan to annually increase reserves \$2-3K/yr. until \$10K is reached. Joe Ratino then made a motion to formally cap the reserves at \$10K. The motion failed after it was pointed out that such a ruling would not be binding on future boards according to the by-laws. Subsequently, the 2012 budget was approved by a 3-to-1 vote.

The Secretary presented a status report on the new procedure for covenant violation follow-up, which includes several draft documents now posted to the shared documents folder for board member review. There was general discussion on the subject with the expectation that the systematized covenant violation follow-up process will be considered for approval by the board once all inputs have been received and a final draft completed.

New Business:

The Treasurer presented a plan to give a one-time amnesty of late fees to homeowners currently delinquent on their annual association fees. The board was in general agreement with this plan.

The Secretary suggested documenting the process for managing the collection of maintenance fees and a way of better tracking delinquent accounts and follow-up. The treasurer agreed to create a comment field in the 'Dues Record' file to reveal the status of delinquent accounts and what action has been taken. The president proposed with fees due at the end of March, the first reminder to go out in April with monthly reminders thereafter. The Treasurer was receptive to trying these changes with the President's help and emailing the reminders to avoid postage costs.

It was generally agreed that the mailing of the approved 2012 budget, notification of when 2012 maintenance fees are due, announcement of the February annual meeting and board election would be right after the holidays and that a separate mailing with the details of the board election and ballot would be sent near the end of January.

The Chair adjourned the meeting at 7:44 PM.

Secretary:  Date Approved: 1/12/12
Charles Rock