

**Minutes of the Summers Creek HOA Board Meeting  
November 8, 2012**

**Location:** Karen Rood Building, Kiwanis Island, Merritt Island, Florida

**Meeting Purpose:** Scheduled Board meeting

**Board Members Present:** Marnie Stant (President), Joe Ratino (Vice President), Jimmy Carter (Secretary), Richard Moticska (Treasurer), Paula Guruwatte (Director), Charles Rock (Director), Marina Parenti (Director)

**Homeowners/Residents Attending:** George Stant (Webmaster), Janice Ratino

**Committee Members Present:** Pat Carter (ARC Chairperson)

**Call to Order:** The President called the meeting to order at 6:30 PM.

**Reading & Approval of Last Meeting Minutes:** Reading of the minutes from the October 11, 2012 Board meeting was waived. The minutes had been reviewed previously online. The minutes were approved by general consent.

**Reading of Communications:** No communications were received since the last Board meeting.

**Treasurer Report:**

**Funds status report as of 11/8/2012:**

Beginning Operating Balance as of 10/11/2012	\$10,971.30
Income	\$757.32
Expenditures	(\$836.64)
Ending Operating Balance as of 11/8/2012	\$10,891.98
Reserves	\$6,000.00
Total Association Funds	\$16,891.98

**Board Member Reports:** none.

**Architectural Committee Report:** A preliminary query email has been received from a resident bordering the retention pond to construct a small wooden structure in the water at the back of his property. The President reviewed the community CC&Rs and contacted appropriate County officials regarding such structures. As long as there is no storm water drainage or easement impairment and that appropriate County permits and building codes are complied with, the homeowner may submit a request to the SCHOA Architectural Review Committee for approval. A proposed reply to the homeowner was reviewed with Board members. The Board concurred with the proposed reply.

## **Unfinished Business:**

**Proposed 2013 Budget:** The Treasurer presented the 2013 budget with a recommendation that due to savings that had been generated during 2012 that will continue into 2013 and that the Reserves do not need to be increased at this time, the annual dues should be reduced from \$150.00 per year per lot to \$140.00. After discussion, Board member Ratino moved to accept the recommended budget as provided by the Treasurer. Vote to accept was approved by a vote of five to one.

**Storage Unit Relocation:** During the month, the President and the Treasurer evaluated various other storage options for SCHOA historical documents that would significantly reduce monthly storage costs. A site was located and approval from the Board was obtained during the October 2012 Board meeting for the relocation. The storage company (Stor-All) presented an option that if the SCHOA paid for eleven months in advance, the twelfth month would be at no cost. After discussion, Board Treasurer Moticska moved that the SCHOA accept this option. Vote to accept was unanimous.

**Community Newsletter:** Board member Parenti agreed to be the Community Newsletter editor for the next edition. Board member Rock agreed to assist as necessary. There was discussion as to the most cost effective way to print and deliver the newsletter to residents who do not receive it via email. After lengthy discussion, Board member Ratino moved that for homeowners who are not on the HOA community email distribution list, the newsletter be printed in black and white (formerly in color), in duplex, for distribution to these homeowners. Vote to accept was unanimous. Board member Rock agreed to print and Ratino agreed to deliver this next newsletter to these homeowners.

**Fish in Retention Pond:** Board member Ratino and Board member Rock presented two proposals for a fish guard on the Summers Creek retention pond weir. The President requested that a cost estimate be provided at the next Board meeting.

## **New Business:**

**Yearly Dues Mailing:** The Board agreed to print and mail the Annual Homeowners letters in the same manner as previous years.

**Nomination Committee Board Member:** Board Secretary Carter agreed to be the Board Member representative to the Nomination Committee for this next election cycle.

**Center Lane Markers for Street Curve at Front Entrance:** Board member Rock presented a proposal to have County place five center reflectors in roadway near front entrance where it makes a curve to the right after entering the community. He will prepare a draft letter for the President's signature addressed to the County requesting the reflectors.

**Promote Pond Awareness/Storm Drain Marker Set:** There was general discussion about the need to remind community residents about the importance of the retention pond and the need to control the materials that go into the community storm water management system, such as excessive grass clippings and other materials. Several methods were discussed such as periodic articles in the community newsletter, sending a letter out to all residents reminding them of this effort, and the placement of a storm drain marker set "decal" available through the St Johns River Water Management District (SJRWMD) at each street storm sewer entrance in Phase II. Storm water enters the retention pond through periodic grates in the swales throughout Phase I. Board member Rock provided a copy of the decal that could be placed on the curbing at each street storm drain. After discussion, Board

member Rock moved to adopt the storm drain marker set and allow for placement at the Phase II storm drain openings. Vote to approve was unanimous. Board member Rock will obtain these decals from SJRWMD and place them at the appropriate Phase II drain sites.

**Front Entrance Holiday Decorations:** There was general discussion about the positive response the Board received with the poinsettias that were placed at the front entrance during the 2011 holiday season. Board member Ratino moved to authorize up to \$60.00 for the purchase of poinsettias to be placed at the front entrance for the 2012 holiday season. Vote to approve was unanimous.

The Chair adjourned the meeting at 8:31 PM.

Secretary:  Date Approved: 12/13/12  
Jimmy Carter