

**Minutes of the Summers Creek HOA Board Meeting
January 10, 2013**

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

Meeting Purpose: Scheduled Board meeting

Board Members Present: Joe Ratino (Acting President/Vice President), Jimmy Carter (Secretary), Richard Moticska (Treasurer), Paula Guruwatte (Director), and Charles Rock (Director)

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

Committee Members Present: Pat Carter (ARC Chairperson)

Call to Order: The Acting President called the meeting to order at 6:36 PM.

Reading & Approval of Last Meeting Minutes: Reading of the minutes from the December 13, 2012 Board meeting was waived. The minutes had been reviewed previously online. The minutes were approved by general consent.

Reading of Communications: Communication was received from a homeowner concerning noisy birds. In a prior meeting, the Board had determined that the HOA should not get involved in issues between neighbors. As the neighbor had already contacted Animal Control, the Board determined that Animal Control should handle the matter.

Treasurer Report: Funds status report as of 01/10/2013:

Beginning Operating Balance as of 12/13/2012	\$10,017.89
Income	\$3,689.34
Expenditures	(\$984.31)
Ending Operating Balance as of 1/10/2013	\$12,722.92
Reserves	\$6,000.00
Total Association Funds	\$18,722.92

Board Member Reports: None

Architectural Committee Report: The dead Queen Palm at the north end of entrance has been removed. Blue Bell Landscaping has provided an estimate to replace it with a similar one, approximately 14 feet tall, for \$300.00. Motion was made and accepted unanimously to replace the dead tree for the bid price. Blue Bell Landscaping also provided a bid to fertilize all SCHOA owned Queen Palm trees at front entrance for \$75.00 per fertilization, three times a year, total cost per year of \$225.00. Board is awaiting a bid from Apex before voting on the proposal.

Unfinished Business:

Weir Update: Director Rock briefed the board on his findings surrounding the SJRWMD's recent order to modify the pond's outflow control structure. It was agreed that any change would have to be justified by the SJRWMD in writing before proceeding. With the board's consent, Director Rock was appointed the single point of contact on this issue and agreed to keep the board informed.

Easement Update: During the December 2012 Board meeting, Vice President Ratino expressed a concern that a fence blocking the SCHOA easement access to the weir may cause the easement to be lost to the SCHOA by adverse possession. President Stant researched topic discussing easement rights with the County and provided the findings to all directors on December 14, 2012 (6:01 PM) indicating that a homeowner cannot take an easement away by adverse possession. Only a court can vacate a recorded easement after all of the utility companies and state/county agencies have been contacted and have given their permission to vacate.

Replacement Wiring for West Fountain: Director Rock took west fountain pump motor to Island Pump to determine if it was operating properly. Pump is working. Fault is in the wiring from pump to junction box on shore. Motion was made and accepted unanimously to authorize purchase of 200 feet of submersible 12-gauge/3 lead wiring, plus splice kit, taxes, and miscellaneous parts for \$355.00. It was agreed that the proposal provided by Mallard Environmental Services to splice wiring on west fountain, reinstall the west fountain in the general location of a notated photograph provided by homeowner Stant, as well as perform annual maintenance, for total of \$75.00, was acceptable. Motion was not considered necessary as annual maintenance inspection of fountains was already scheduled.

Replacement of Carp: A fish dealer in Ocala had been located that could provide the carp, minimum 10 inches, with fish 12 up to 16 inches, for a better price than a local dealer had previously bid. Purchase of the carp had already been approved in the December 2012 meeting. It was general consensus that the 25 replacement carp should be purchased with the utmost haste, and that the west fountain be reinstalled as soon as the replacement materials could be obtained and installed by Mallard Environmental Services.

New Business:

Nuisance discussion: postponed until a later meeting.

Slate for 2013 Board of Directors Election: Nomination committee chair Jim Carter presented the slate of nominees to permit preparation of ballot for 2013 elections.

Handling Complaint Correspondence: Acting President Ratino requested that another topic be added to new business to permit a brief discussion on topic of handling complaint correspondence. It was generally felt that whenever possible, the following procedures should be followed:

1. The complaint should be in writing.
2. When a complaint is received, the Board should respond within 48 hours acknowledging receipt of the complaint and indicating that the complaint/issue will be presented as a part of the next Board meeting. The complaint will be read at the next Board meeting under the heading of "Reading of Communications."
3. The complaint will be discussed and if possible, a recommended course of action determined.
4. If the complaint is considered an emergency, then a special Board meeting should be considered.

The Chair adjourned the meeting at 7:56 PM.

Secretary: Jimmy Carter Date Approved: 2/6/13
Jimmy Carter