

**Minutes of the Summers Creek HOA Board Meeting
April 11, 2013**

Location: Karen Rood Bldg., Kiwanis Island, Merritt Island, FL

Meeting Purpose: Monthly Board meeting

Board Members Present: Charles Rock (President), Joe Ratino(Vice President/Secretary), Richard Moticska(Treasurer), Rusty Burns(Director), George Stant(Director/Webmaster).

Committee Members Present: None

Homeowners present: 2

Call to Order: With a quorum established, the meeting was called to order by Charles Rock at 6:37 PM.

Reading & Approval of Last Meeting Minutes: Reading of the 3-14-13 and 4-4-13 Special Meeting minutes were waived, having been reviewed online previously. The minutes were approved by general consent.

Reading of Communications: Director Richard Moticska read a letter from the Villas at Newfound Harbor Board of Directors to a Summers Creek resident, which was cc'd to SCHOA concerning the resident's removing pepper trees/plants from property belonging to the Villas at Newfound Harbor.(No board action requested or required.)

Board Member Reports

The President gave a report on the following items:

- Entrance Issues
 - Planting nine Blue Daze plants around the fountain Easter Saturday.
 - Meeting with Ramsey Contractors to arrange commencement on the wall repairs and contacted the insurance company representative by phone to obtain their check.
 - There were two bids received on trimming the Oleanders along the white fence south of the entrance. Green Hornet Landscaping Co. was awarded the contract to trim the Oleanders to a height of 6-8' x a similar width and remove the trimmings for a total of \$250.
- Outflow Control Structure
 - There has been no response yet to our 3-29-13 email to SJRWMD requesting an approved correction to the as-built drawing.
- GFCI Breakers for lake fountains
 - On order and to be available 4-12-13.
- Lake(Pond) eco-balance
 - Received referral to the UF Marine Science Agent. Will contact to get second opinion on lake problems concerning algae, fish and birds. A resident tenant has been noted blowing large quantities of grass clippings down the storm drains near his residence. The tenant was asked before to discontinue this

practice as it is detrimental to our retention pond. The owner and the property management company as well as the Co. Dept. of Natural Resources have been notified.

The Treasurer reported on the status of the HOA's finances as follows:

Beginning Operating Balance as of 3/14/13	\$19,386.86
Income	\$1327.10
Expenditures	(\$845.26)
Ending Operating Balance as of 4/11/13	\$19,868.70
Reserves	\$6,000.00
Total Association Funds	\$25,868.70

The Webmaster, Director Stant, gave an update on the website including recent traffic rates and changes. VP Ratino made a motion to remove the words Summers Creek wherever they appear on the website preceding Neighborhood Watch. That motion was voted down 3-1. Director Stant made a motion to accept a draft handout of the Summers Creek HOA Home Page he had prepared, which made several significant changes to the existing Page relative to titles, various topic headings and navigation elements. The motion passed 3 to 1.

Committee Reports

There were no committee reports presented. The ARC Chairperson was not in attendance.

Unfinished Business

NW Queen Palm Decision - Motion was made by VP Joe Ratino to take off the table the motion tabled in the March meeting to reconsider planting a 14' Queen palm at the NW corner of the entrance wall. The motion was approved unanimously. After discussion and concerns about interference and close proximity to the existing 15' palm 4' away on the other side of the wall, the VP made a motion to rescind the January board decision to replace the 14' Queen palm with similar in favor of planting a smaller Roebellini palm in a group of Indian Hawthorn shrubs at a cost not to exceed \$150. The motion was approved unanimously.

New Business

There was no new business presented.

The meeting was adjourned at 8:00 PM.

Secretary: JB Ratino (for) Date Approved: 5/16/13
Joe Ratino