

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

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

**Meeting Purpose:** Monthly Board meeting

**Board Members Present:** Charles Rock(President), Mike Ferrall(Interim Vice President), Richard Moticska(Treasurer), Stephen Bowles (Secretary), Jon Saul (Director), George Stant (Director).

**Committee Members Present:** (ARC Chair absent)

**Homeowners present:** 2

**Call to Order:** With a quorum established, the meeting was called to order by Charles Rock at 6:34 PM.

**Reading & Approval of Last Meeting Minutes:** Reading of the 5-16-13 meeting minutes were waived, having been reviewed online previously. The minutes were approved by general consent.

**Reading of Communications:** There were no new communications.

**Board Member Reports**

The President gave a report on the following items:

- Entrance Wall
  - The wall is complete and has passed inspection. The insured's policy covered 100% of the accident repairs.
  
- Outflow Control Structure Update
  - The SJRWMD has asked us to measure water levels for rest of year to check system performance.
  
- Lake(Pond) eco-balance Update
  - Mallard has treated chara in NW quarter of lake with copper sulfate and will treat the SW quarter in two weeks. There was a general discussion of the lake's condition and the various factors affecting it.
  
- Covenant Enforcement Actions/Results
  - An update was provided regarding enforcement action to remove an unauthorized boat on Becky Ct. and to properly maintain a property on E. Summers Creek Dr. owned by an out of state property rental company.

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

Beginning Operating Balance as of 6/13/13	\$22,476.68
Income	\$6744.40
Expenditures	(\$9051.60)
Ending Operating Balance as of 7/11/13	\$20,169.48
Reserves	\$6,000.00
Total Association Funds	\$26,169.48

The Secretary reported the results of his latest research on the lake, which indicates that underwater aeration would improve lake health. Board member Stant made a motion to increase aeration time. A discussion followed whereby it was agreed by all to aerate from 12-6 AM & 4-7 PM until an oxygen baseline can be established using a dissolved oxygen test kit to be purchased for \$52 plus shipping.

### **Committee Reports**

There were no committee reports delivered.

### **Unfinished Business**

No unfinished business was discussed for lack of time before earlier than usual park closing.

### **New Business**

No new business was discussed.

The meeting was adjourned at 8:04 PM.

Secretary:  Date Approved: 8/8/13  
Stephen Bowles