

**Minutes of the Summers Creek HOA Board Meeting
October 8, 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), Stephen Bowles(Secretary), Richard Moticska(Treasurer), Jon Saul (Board Member), George Stant (Board Member).

Committee Members Present: Joe Ratino(ARC Vice Chair)

Homeowners present: 9

Call to Order: With a quorum established, the meeting was called to order by Charles Rock at 6:04 PM.

Board member Jon Saul called a point of order for the chair not using the agenda that would have placed the Stant/Carter petition immediately after the Call to Order as voted previously online. The Chair called for a vote and only three raised hands favoring Saul's agenda. The Chair explained that the online vote was invalid(not unanimous) and therefore not per state law. The Chair proceeded with his original agenda.

Reading & Approval of Last Meeting Minutes: Reading of the 7-11-13 and 8-8-13 meeting minutes were waived, having been reviewed online previously. The minutes were approved by general consent.

Reading of Communications: The President read an email from Joe Ratino withdrawing his earlier resignation. The President thereby rescinded his acceptance of the resignation and welcomed Mr. Ratino back to the board. There was an objection by George Stant immediately followed by an out of order point of order called by Jon Saul. The Chair asked board member Stant if he would like to appeal the decision of the chair. He said yes. The appeal was reiterated by Board Member Stant and voted on. The appeal failed to carry a majority with a tie vote and the chair's ruling stood.

Board Member Reports

The President reported the following: Blue Bell's planting of the new European Fan Palm and Indian Hawthorns to replace the dead Queen palm at the NW corner of the entrance wall had been completed, replacement of the broken drainage slab behind 372 SC had been completed by the County. Covenant enforcement actions for the month included: contacting the owners about parking on lawns at 263 and 293 SC and the overgrown lawn at the vacant 543 SC. The search for legal representation was completed with a list of 6 potential candidates. Maintenance issues addressed during the month included: The breaker of the east fountain is now holding, the burned out street lights at 293 and 333 SC have been replaced by FPL, the gas light out on the North wall and the varying intensity of the other lamps was reported to Amerigas, a quote of \$24k was received from the Ed Jaynes Co. for the complete refurbishment of the entire entrance wall to include repair/sealing of all cracks and footer repairs.

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

Beginning Operating Balance as of 9/12/13	\$18,399.77
Income	\$70.00
Expenditures	(\$2876.03)
Ending Operating Balance as of 10/8/13	\$15,593.74
Reserves	\$6,000.00
Total Association Funds	\$21,593.74

Committee Reports

The Webmaster, George Stant, reported no significant changes to the site since last meeting, then opened a planned discussion at the request of the President on the site's Neighborhood Watch segment. Joe Ratino moved to remove all remaining information related to the Neighborhood Watch Program from the website. The motion carried with 6 in favor and 1 (Board Member Saul) declining to vote.

The ARC Vice Chair, Joe Ratino, reported that a request from 1704 Sharon Lane for a green chain link fence 4' high and approximately 21' x 29' to be installed in the backyard as a dog pen had been approved by the ARC.

Unfinished Business

The Stant/Carter petition was addressed. Representatives from the two households sponsoring the petition and one other homeowner, who all put their names on a provided sign-up sheet, were given an unlimited opportunity to speak on the petition. The President then gave a 40 slide audio/visual presentation that addressed each of the petition issues. Afterward, Board member Jon Saul moved to change the fountain run time to 12 hours/day. The motion received three of seven votes and was lost.

(Note: Board Member Saul left the meeting at this time.)

The Covenant Enforcement Plan was discussed and culminated in an intention to resolve remaining details online and vote to approve at the November meeting.

The candidate attorneys found through local search and referral over the past two months were discussed. The board agreed to narrow the list and possibly invite those selected to future meetings before making a decision.

There was no progress on the Policies & Procedures Manual and the item was deferred to the next meeting.

New Business

There was no action taken on the community fence inspection project plan for lack of time.

Special Note: Due to a significant rate increase in our general liability policy and lower rates available on both that policy and our board officer liability insurance with alternative carriers, on September 25, the Board voted online and unanimously approved changing the Association's General Liability insurance from USLI/Mt. Vernon to the Scottsdale Ins. Co. and the Association's Directors & Officers liability insurance from USLI/Mt. Vernon to Liberty Ins. Underwriters. Our local agency, Suwannee, remains the same. This voting procedure is permitted under Ch 617.0821 FS. It was employed due to policy deadlines and quotes occurring between meetings so that a special meeting would not be necessary. This new business is reported here to document its occurrence between meetings as a matter of information.

The meeting was adjourned at 8:02 PM.

Secretary: _____ Date Approved: _____
Stephen Bowles