

**Minutes of the Summers Creek HOA Board Meeting
March 12, 2015**

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

Meeting Purpose: Scheduled Board meeting

Board Members Present: Jim Kinney (President), Kay Sanders (Vice President), Marnie Stant (Secretary), Richard Moticska (Treasurer), Debra Woods (Director), Jon Saul (Director), Ameen Sarkees (Director)

Homeowners/Residents Attending: 2

Committee Members Present: 3

Call to Order: The meeting was called to order by Jim Kinney at 6:00PM.

Reading & Approval of Last Meeting Minutes: Reading of the minutes from the Annual Membership Meeting and Elections and the Post Election Director Meeting of February 3, 2015 and the Special Emergency Meeting of Board meeting of March 8, 2015 was waived. Kay Sanders moved to approve the minutes as provided to the directors. The minutes were approved unanimously.

Reading of Communications:

Email from Robert Morone regarding requesting to bid on Lawn and Landscaping Maintenance. The Board determined we are not accepting bids at this time but the next time we do, we will keep him in mind. The Secretary will respond to Mr. Morone.

Complaint from Florida Department of Agriculture and Consumer Services (FDACS). Complaint submitted by Mr. Joe Ratino regarding action of previous Board was read. The President explained that the Board has drafted a response to FDACS.

Email request from Joe Ratino to be placed on the Board. Kay Sanders made a motion to uphold the decision of the 2014 Nominations Committee with the election approved. The motion carried unanimously. The President will inform Mr. Ratino of the Board decision.

Jim Kinney added that he had received a request from a security company to come to a Board meeting and make a presentation about putting security systems in homes.

Board Member Reports:

Treasurer Report:

Beginning Association Funds as of February 3, 2015	\$24,156.29
Income	\$1,875.00
Expenditures	(\$957.09)
Total Association Funds as of March 12, 2015	\$25,074.20

Committee Reports:

Architectural Committee Report: Stacey Burnworth, ARC Chair reported that the Committee approved the trim color requested at 263 Summers Creek Drive. She will contact the homeowner at 312 Summers Creek Drive for painting her home without prior ARC approval. She also stated that the ARC approved installation of a pool at 1502 Bent Palm Drive. Homeowners at 1422 Bent Palm Drive have requested information on installing a shed. ARC Chair gave them information and stated approval would be contingent upon proper zoning and permitting by the County.

Weir Committee: Jim Kinney reported weir is fine.

Unfinished Business:

The President moved the Video Recording Policy to the beginning of the meeting. Kay Sanders moved to allow video recording. The motion carried unanimously. The President announced the following guidelines.

- Set up video recorder early
- Don't cause a hazard to anyone else, i.e., running cords causing trip hazard
- Don't disrupt the meeting
- Focus on the Board

Marnie Stant moved that the ARC Online Color Palette be taken off temporarily the Summers Creek Website in order to give the new Board an opportunity to review the palette. A committee was appointed to review and provide a refined color palette for the entire community. The committee members are Marnie Stant, Debra Woods, Pat Carter, and Harry Doan. The motion carried unanimously.

Ameen Sarkees moved to remove the Proposed Rule Consideration regarding requirement for tenant background checks. The motion carried unanimously.

Debra Woods moved to remove the survey from the website. Kay Sanders, Ameen Sarkees, Jon Saul, Debra Woods and Marnie Stant voted yes. Richard Moticska voted no. The motion carried.

New Business:

Debra Woods moved that George Stant be appointed as Newsletter Editor and Webmaster. The motion carried unanimously.

The Board approved changing the combinations for the locks on the pond fountain timer box, the entrance fountain and the HOA storage unit at Public Storage.

The Board approved the reappointment of the ARC Committee. Stacey Burnworth agreed to continue as ARC Chair until a new ARC Chair can be appointed. Committee members include Harry Doan, John Estes, Anil Parag, and Sheila Briceno with Vice President Kay Sanders as Board Representative. Jim Kinney was reappointed as Weir Committee. Jon Saul will take responsibility for entrance fountain regular maintenance and adjustment of pond fountain timers.

The Board agreed that the front entrance needed attention in several areas. Board members will hold a volunteer cleanup soon. Jon Saul will contact Amerigas to repair and repaint gas lamps on top of the entrance walls.

In accordance with July 1, 2013 changes to the Florida Statute Ch 720.3033, the Treasurer, Richard Moticska provided a written disclosure of the relationship between his company, MyWebco, LLC and the Summers Creek HOA (to be included in these minutes). In accordance with Ch 617.0832 F. S., the Board unanimously approved the conflict of interest transaction represented by the web hosting arrangement provided by MyWebco, LLC and in accordance with Ch 720.3033(2) F. S., unanimously accepted the continuation of the web hosting agreement and domain name renewal provided at a substantial discount through MyWebco, LLC for a total cost of \$40 annually for the year 2015. The domain registrar is the GO Daddy Operating Company, LLC. Ameen Sarkees moved to accept the disclosure. Ameen Sarkees also moved to accept the proposal for continuation of the web hosting agreement and domain name renewal. Both motions carried unanimously.

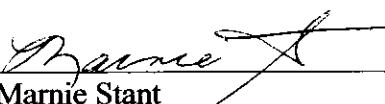
Jon Saul moved to have Richard Moticska purchase 7 copies of the most recent edition of "The Law of Florida Homeowners Associations" book at a cost of \$106.33. The motion carried unanimously.

Jon Saul led a discussion on the Roles and Responsibilities of the officers as listed in the HOA governing documents. He also discussed the legality of suspending Board directors.

Jim Kinney discussed the requirement for HOA certification and that directors sign the form stating they have read the association documents and any published rules and policies. Further discussion at next meeting.

The Board discussed the need for an attorney and received packages from 3 law firms via email to review and discuss at the next meeting.

The Chair adjourned the meeting at 7:50 PM.

Secretary:  Date Approved: 4/7/2015
Marnie Stant