

**Minutes of the Summers Creek HOA Board Meeting  
June 11, 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), and Ameen Sarkees (Director)

**Homeowners/Residents Attending:** 1

**Committee Members Present:** George Stant, Webmaster

**Call to Order:** Jim Kinney, President called the meeting to order at 6:00 PM.

**Reading & Approval of Last Meeting Minutes:** Reading of the minutes from the May 14, 2015 Board meeting was waived. Richard Moticska moved to accept the minutes as provided to the Directors. The minutes were approved unanimously.

**Reading of Communications:** 2 emails from residents concerning condition of properties on Ovidio Court. Marnie Stant moved that the Board appoint a designee to be responsible for tracking violations. Kay Sanders volunteered to be the designee. The motion carried unanimously.

**Board Member Reports:**

Treasurer Report:

Beginning Association Funds as of May 14, 2015	\$26,384.84
Income	\$259.38
Expenditures	(\$902.86)
Total Association Funds as of June 11, 2015	\$25,741.36

**Committee Reports:**

Architectural Committee Report – The ARC Chair was not at the meeting. The Webmaster reported that the ARC Chair is forwarding a copy of ARC approvals for inclusion in the quarterly newsletter.

**Unfinished Business:**

Board Member Certification Form – The President added “approved by the Board and was available on the website”. It was made clear that Board members are required to read the documents and policies but that taking the approved class is optional. Marnie Stant moved to approve the certification form with the requested minor changes. The motion carried unanimously.

Review of attorney packages - Debra Woods provided her review of the packages and requested that the directors review the packages to be discussed at next month's meeting.

Marnie Stant reported that the work to replace missing stones on the entrance fountain is completed. Richard Moticska moved to table the front entrance drip line irrigation to allow review of other options. Motion carried unanimously.

Kay Sanders suggested planting lantana around the fountain.

Marnie Stant reported that the front entrance street light bulb replacement has been completed. The electrician said they used 65 watt CFL bulbs and used an adapter to convert from mogul base to standard base (confirmed by phone with Tad 6/16/15).

Jon Saul sent an email that he is painting the North wall gas lamps as his schedule allows.

Jon Saul emailed that he located the pump filter replacement but has not ordered it. Richard Moticska will order it once he gets the information from Jon.

Jon Saul found pins for the Precision timer that controls the timing of the east pond fountain.

As directed in last month's meeting, Marnie Stant reported she spoke with John at Dixon Electric regarding the East fountain GFCI and wiring. John stated that the issue is most likely due to moisture in the wiring. He has not sent a proposal to troubleshoot the problem. Kay Sanders moved that we ask Jon Saul to investigate and get bids to relocate the junction box and replace the breaker with a GFCI breaker and replace the wiring to the East fountain. The vote carried unanimously.

**New Business:**

Marnie Stant provided photos of debris at the west end of the pond. She requested approval to prepare a letter to homeowners, a flyer for inclusion with the newsletter and to pass out to landscapers as a reminder to prevent grass clippings and other debris from entering the pond. The Board approved the concept by general consensus.

Marnie Stant moved to approve the newsletter as written. Motion carried unanimously.

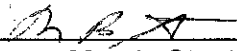
Kay Sanders moved to include tenants on our Residents' email list and receive newsletter. The motion carried unanimously.

Marnie Stant moved to approve the contact module changes to the website. The motion carried unanimously.

Marnie Stant stated that homeowner, Gil Lavin, has volunteered to repaint the front entrance signs this weekend.

Amerigas provided a proposal of \$624 to repair the gas lamps on top of the South wall that were turned off as a precaution due to a vehicle crash into the power pole in the area. Richard Moticska will obtain the accident report so we can file a claim with the driver's insurance company.

The Chair adjourned the meeting at 7:40 PM.

Secretary:   
Marnie Stant

Date Approved: 7/9/2015