

# The Newsletter of Your Summers Creek Homeowners' Association

Summer 2016  
Volume 7, Issue 2

## Association Board Members

**President: Kay Sanders**

**Vice President: Jon Saul**

**Secretary: Ameen Sarkees**

**Treasurer: Richard Moticska**

## Board Members:

**Debra Woods**

**Jim Kinney**

**Marnie Stant**

**Joe Ratino**

## Architectural

### Review Committee (ARC):

**Chair: Sharon Ferrall**

**Harry Doan**

**John Estes**

**Anil Parag**

**Gloria Sproule**

**Editor: George Stant**

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Homeowners Association  
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**Summers Creek HOA Website:  
[www.summerscreek.us](http://www.summerscreek.us)**

**Meetings: Normally scheduled for 6 PM on the second Thursday of each month in the Karen Rood Building, Kiwanis Island. Check for the announcement of meeting date at the front entrance to our community, or check our website for current information. Meeting date and location is subject to change due to circumstances beyond our control.**

## From the HOA President—

*Once again, we need your help. Historically, we have grass eating carp and tilapia in our retention pond to help maintain the ecosystem and keep the algae in check. The grass eating carp by Florida law are non-reproductive and are tightly controlled by Florida Fish and Wildlife Conservation Commission (FFWCC) through a permitting process. At present, there are approximately 40-50 grass eating carp swimming in our pond. As they are non-reproducing, when our carp die, new ones need to be purchased by the community. Several years ago, the cost at that time was approximately \$1.00 per inch with each carp being approximately 10-12 inches. Over the last several years, the carp that were purchased have grown to about 24 inches. To help maintain the level of carp in our pond and to keep the cost of maintaining the carp numbers at a level that will permit them to help with the ecosystem, there is a No Fishing policy for our community. This policy also includes a prohibition on catch and release.*

*Recently, we have noticed that there are a few who are fishing in the retention pond, mainly catch and release, as well as feeding the fish. Fish are stressed by anglers due to capture, handling, and air exposure. Even when fish are alive at the time of release, the stress to a fish from being caught and released can result in delayed mortality or increased vulnerability to predation. We have been warned of this by Mallard Environmental Services, the firm that maintains our pond. Stress from being pulled out of the water and injury caused by fishing hooks and other catching devices can cause damage to the fishes' slime coat. Columnaris is a common disease, a bacterium which attacks the fish when the protective slime coat is damaged. It is usually fatal. Grass eating carp are susceptible to this disease. Additionally, feeding the fish can cause them to become dependent on the food, thus not eating the grass which is the whole purpose for them being in our pond.*

*Unfortunately, we have recently lost two large grass eating carp and have identified at least three more that show signs of disease. While we cannot state for certain that the recent fishing activity in the retention pond is the cause, we need this practice to stop immediately. Some think that catch and release is harmless fun. It isn't.*

*Thank you for your cooperation. If you have questions, feel free to contact the SCHOA Board at [hoa@summerscreek.us](mailto:hoa@summerscreek.us). Keep in mind that the condition of our retention pond affects the property value of all of Summers Creek. Let's all work together to keep Summers Creek a beautiful, desirable neighborhood.*

**Kathryn (Kay) L Sanders  
SCHOA President**

## ARC Approvals Past Three Months Through May

Refer to SCHOA CC&Rs for full guidance

[summerscreek.us/HOA\\_Regulations/GoverningDocs/SCHOA\\_Composite\\_CCRs.pdf](http://summerscreek.us/HOA_Regulations/GoverningDocs/SCHOA_Composite_CCRs.pdf)

235 Jenifer Ct	Dead tree removal; stump grinding down
234 Jenifer Ct	Dead tree removal; plant 3 new palms
432 Summers Creek	Color pallet approved
333 Summers Creek	Color pallet approved
1482 Bent Palm	7'x20' backyard terrace
206 Becky Court	Color pallet approved
206 Becky Court	Installation of gutter system
248 Ovidio Court	Remove severely damaged tree back yard
225 Jenifer Court	Approval of above ground pool

## Comments from the Treasurer—

We have collected 96% of our annual dues for 2016 to date. Thanks to all who have paid, and a gentle reminder to those few who have not yet paid. As of April 1<sup>st</sup>, a 1.5% per month late charge is applied from the January 1<sup>st</sup> due date and a \$25 late fee charge is assessed. So for those of you who have not yet paid, for each month that goes by, your dues payment requirement increases.

## Examples of Items Requiring ARC Approval

Refer to SCHOA CC&Rs for full guidance

[www.summerscreek.us/HOA\\_Regulations/GoverningDocs/SCHOA\\_Composite\\_CCRs.pdf](http://www.summerscreek.us/HOA_Regulations/GoverningDocs/SCHOA_Composite_CCRs.pdf)

Exterior color changes	Driveway or walkway pavers
Roof replacement	Mass plantings
Front courtyards	Structural additions
Sheds	Fences, either new, reinstatement new painting or materials
Screen enclosure	Lawn lamps
Swimming pool	Mailbox changes
Driveway widening	

**Fertilizer (continue)** You can see the fertilizer ordinances for Brevard County at: <http://brevard.ifas.ufl.edu/ordinances.shtml>, or call the Brevard County Extension Office at 321-633-1702. Summers Creek is located in Unincorporated Brevard.

## Minutes from Board Meetings –



We have been asked how homeowners can find out what has happened at the monthly HOA Board of Directors meetings. 720.303(2)(b), Florida Statutes, gives members of the community (homeowners) the right to attend all meetings of the board unless the meeting is with the association's attorney to discuss proposed or pending litigation, or meetings held for the purpose of discussing personnel matters (a closed meeting). Minutes are taken at board meetings. Completed minutes are generally approved at the next board meeting and are added to our web site [www.summerscreek.us](http://www.summerscreek.us). We have board minutes available on our site that go back many years. So, to answer the question, homeowners can either attend a monthly board meeting or they can wait until the minutes have been approved and posted on our web site. Minutes of closed meetings are not posted on our site.

The dates and times of our HOA Board of Directors meetings are usually the 2<sup>nd</sup> Thursday of each month beginning at 6 PM. Meeting notices are posted at least 48 hours in advance at the front entrance to this community.



## Fertilizer Hiatus began June 1<sup>st</sup>—

Two years ago, Brevard County imposed a ban on fertilizer use during the season running from June 1<sup>st</sup> through September 30<sup>th</sup>. This means that residents must stop fertilizing during this period. During other times of the year, when fertilizing is allowed, there is also no fertilizer allowed within 15 feet of water bodies.

## Florida City Gas Maintenance Work –



FCG is performing maintenance work to include the relocation of the natural gas main within the Summers Creek neighborhood. Currently, the natural gas main is located in the backyards of the residents along Summers Creek Drive, within a utility easement. The existing gas main will be purged and abandoned and a new main installed in the public right-of-way in the front swales. We have been advised that the swales will be returned to current condition or better. Work commenced June 6th. Homeowners in Phase II along Bent Palm Drive and cul-de-sacs should not be affected. A Brevard County permit has been obtained.



## Attention Homeowners on Summers Creek Dr, Sharon Ln, and Carolyn Ct—

There is a second initiative in our community by FCG. A representative from Florida City Gas will be contacting you by mail and/or in person to discuss converting your energy source to natural gas vs. liquid propane. At this time, they are gathering information to assess the interest level of connecting to natural gas and working to determine the cost of conversion. Homeowners are under no obligation to convert but are encouraged to listen to their presentation to determine if it would be of benefit to you.