

The Newsletter of Your Summers Creek Homeowners' Association

Winter 2016
Volume 7, Issue 3

Association Board Members

President: Jon Saul

Vice President: Jim Kinney

Secretary: Ameen Sarkees

Treasurer: Richard Moticska

Architectural
Review Committee (ARC):

Chair: Sharon Ferrall

Harry Doan

John Estes

Anil Parag

Gloria Sproule

Summers Creek
Homeowners Association
P.O Box 540833
Merritt Island, FL 32954

Email: HOA@summerscreek.us

Summers Creek HOA Website:
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—

As we close out 2016, all of us on this year's Board and committee members, have thoroughly enjoyed working with you. You have always been welcome at our monthly Board meetings. We all love meeting and talking to you as we move about the community. We think that the community looks good, and, along with our many neighbor-friends who work diligently on their properties, we have been able to maintain our overall community appearance. With 120 homes in the HOA, the Board continues to work with members to correct a few outstanding problems.

We believe the Board's number one goal this year was successful; return the sustainment of HOA common assets to professional and licensed contractors to ensure proper repairs and reduce HOA liability from unlicensed work. The community met with some challenges this year. In addition to the normal responsibilities of managing the business of the community, we all experienced our first hurricane in many years. It wreaked havoc with properties as evidenced by the large piles of debris that remained at our curbs for weeks following the storm. In addition, this year the HOA was faced with unbudgeted costs to include: replacement of faulty lake wiring and to correct code violations due to non-licensed electrical work, settlement of a second lawsuit against the HOA and a substantial increase in HOA liability insurance costs in part to the two lawsuits against the HOA for actions of past Boards. The Board was also able to develop a plan to minimize impacts to annual dues caused by the increase of the HOA liability deductible from \$1k to \$15K due to the two lawsuits. Additionally, both lake fountain pumps required replacement due to power cable water intrusion; which ultimately caused pump failures.

We are proud of our accomplishments. Issues have been thoroughly discussed, and no actions have been taken on any project without full involvement of every board member. If you have questions or concerns about the actions of this year's Board, please come to our meetings or read our meeting minutes for accurate accounts of Board actions. In Addition, we always reserve time at the end our monthly Board meetings for homeowner questions. If you still have questions, email us at: hoa@summerscreek.us. Meeting minutes are posted on our web site at <http://www.summerscreek.us/minutes/minutes.htm> .

Jon Saul
SCHOA President





SCHOA Directors serve one year terms. Each year, there is an election to permit homeowners to select the directors that will represent them for the next year. Your 2016 Board of Directors would like your vote to continue to serve on the 2017 Board. This is also the time that any homeowner in good standing, that wishes to be considered, can run for the Board.

A Nominations Committee has been established to help seek out homeowners who may want to be considered for the 2017 Board. Harry Doan and Kay Sanders along with Richard Moticska as Board member representative are the 2017 Nominations Committee.

Any homeowner interested in serving on the 2017 Board should submit their name to the Nominations Committee 1) by email to nominations@summerscreek.us, 2) by sending a short note of interest to the SCHOA address on the front page of this newsletter, or 3) by contacting a Board or Nom-

inations Committee member.

There is a cutoff date for submitting your name to be included on the ballot. For this coming election, it is January 14, 2017. This allows for sufficient time for the SCHOA to prepare a ballot and proxy mailing and send to homeowners.



It's time again for our annual homeowners meeting and election of HOA Directors for the 2017 term. Our annual meeting will be on Tuesday, February 7, 2017, in the Karen Rood Building, Kiwanis Island, and will begin at 6:00 PM. The Board President will review the events of the 2016 term and will answer any homeowner questions. Also, the newly elected Board of Directors will be announced.

The importance of obtaining a quorum of homeowners for the February 7th meeting cannot be emphasized enough. A quorum is reached when 20% of the members entitled to vote are present at the meeting, or have provided their proxy to another member who is present, or to the Board

Secretary. The SCHOA will be mailing out proxy and ballot information in January.

Budgets and Assessments-

The 2017 budget was approved at the November 10th HOA Board meeting, with Dues set at \$165. Increase was due to unexpected non-Budgeted items, already addressed in the From the HOA President section, and to keep our Budget balanced into the coming year. Dues for 2017 are due January 1, 2017 and considered late after March 31, 2017. As an added convenience, we can now accept payments via Credit Card or PayPal for a small convenience fee. If you have questions on this or would like to make the payment with this method, please contact us at treasurer@summerscreek.us or (321) 872-7462.

Message from the ARC –

It's that festive time of year again when we like to decorate for the holidays. It's always nice to see the wonderful and varied decorations that bring so much joy to us this time of the year. Just remember when installing your outside lights, please be sure to plug into the GFCI outlets on both sides and the front of your homes. Also, please be sure to use exterior grade lights only.

Have a safe and **happy holiday**. We're looking forward to seeing your holiday spirit.

As a reminder to owners of properties along Summers Creek Drive, Summers Creek CCR requires owners to maintain their fences which border adjacent neighborhoods at all times.

ARC Approvals Past Five Months Through October

Refer to SCHOA CC&Rs for full guidance
summerscreek.us/HOA_Regulations/GoverningDocs/SCHOA_Composite_CCRs.pdf

327 Lexie Court	Approval of palm tree removal
513 Summers Creek	New roof installed;
382 Summers Creek	Removing large Canary Palm
1303 Bent Palm	Notification of repairs to roof
356 Carolyn Court	Replacement of fence
413 Summers Creek	New back fence approved
553 Summers Creek	Replacement of existing roof
562 Summers Creek	New shed request in process of approval