

The Newsletter of Your Summers Creek Homeowners' Association

Winter 2017
Volume 8, Issue 2

Association Board Members

President: Jon Saul

Vice President: Jim Kinney

Secretary: Ameen Sarkees

Treasurer: Richard Moticska

Director: Kay Sanders

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 2017, all of us on this year's Board and committee members have thoroughly enjoyed working with you. You have always been welcomed at our monthly Board meetings and we all love meeting and talking to you as we move about the community. We think that the community continues to look 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.

A few of the more difficult areas the Board has been working over the last year include: attempting to get the last two property owners to repair their fences which were damaged during hurricane Matthew (2016), the condition of some properties on Becky Ct, and residents' vehicles destroying some of the front entrance grass.

The Board was able to continue with last year's goal of returning the sustainment of HOA common assets to professional and licensed contractors to ensure proper repairs and reduce HOA liability from unlicensed work. For the second year in a row, a hurricane, Maria, wreaked havoc with properties as evidenced by the large piles of debris that remained at our curbs for weeks following the storm and homeowners have diligently completed repairs.

The 2017 Board kept to our approved 2017 budget and estimate we will complete the year ~3-5% under budget. An information access policy was enacted this year on how the 2017 Board of Directors would handle information request; only one request for HOA documents was received during 2017 and the requested documents were provided at or before the next regularly scheduled director's meeting. The Board also sustained the 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.

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. This is also the time that any homeowner in good standing, that wishes to be considered, can run for the Board.

The association is still looking for at least one additional homeowner to volunteer for the 2018 Nominations Committee. The Nominations Committee helps seek out homeowners who may want to be considered for the 2018 Board and tallies the votes, if needed, for the 2018 Board Nominees.

Any homeowner interested in serving on the 2018 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 Nominations Committee member.

There is a cutoff date for submitting your name to be included on the ballot. For this coming election, it is January 13, 2018. This allows for sufficient time for the SCHOA to prepare a ballot and proxy mailing and send them to homeowners.



It's time again for our annual homeowners meeting and election of HOA Directors for the 2018 term. Our annual meeting will be on Tuesday, February 6, 2018 in the Annex Community Building, Kiwanis Island Park (behind main building), and will begin at 6:00 PM. The Board President will review the events of the 2017 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 6th 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 2018 budget was approved at the November 9th HOA Board meeting, with dues set at \$165. More detail on how the 2018 budget was determined can be found at <http://summerscreek.us/documents/2018BudgetExplained.pdf> Dues for 2018 are due January 1st, 2018 and considered late after January 31st, 2018. As an added convenience, we can 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.



HELP. The HOA need your assistance with the parking on the front entrance grass. We ask that residents refrain from parking on the front entrance grass. Sections of the front entrance grass have been recently destroyed and will continually require un-budgeted association funds to make repairs. Thanks in advance for your assistance.

ARC Approvals

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

After Hurricane Matthew, numerous ARC requests to repair or replace damaged property were received. Many did not require ARC approval.

Below is a list of the most recent ARC requests that were approved.

- 214 Jennifer Ct Fence Request
- 214 Jennifer Ct Replace Front Door
- 358 Carolyn Ct Exterior Paint request
- 473 Summers Creek Palm Tree Removal



Have a safe and happy holiday