

Minutes of the September 14,2006 follow:

Board Members Present: President Jim Kinney, Vice President Richard Moore, Treasurer Richard Moticska, Secretary Jim Carter, and Lois Pollard

The meeting was called to order at 7:08 PM.

Communications - Bruce Fair expressed concern over the front entrance and requested corrective action be taken. Ray Hinkle also expressed concern over the front entrance and also about the fence "leaning" at the entrance by the oleanders. Ellis Fox sent a letter to residents living along the lake to help preserve the health of the lake by not dumping grass clippings in the water and also by not letting pesticides and fertilizers spill into the lake.

Treasurer's Report - Beginning Balance on 9-1-2006

\$12081.73

Expenditures as of 9-14-2006

\$1876.91

Subtotal

\$10204.82

Income as of 9-14-2006

\$134.66

Subtotal

\$10339.48

Less 2006 Dues overpayments

\$250.00

Total Available on 9-14-2006

\$10089.48

Treasurer reported one 2006 Phase 2 Dues outstanding. Expected to be paid soon.

ARC Report - Old Business - The letter to homeowners was discussed at the last board meeting all those present at that meeting should be aware of same.

The ARC is currently examining the costs of upkeep and maintenance of the front entrance to consolidate some of the expenses and save the association money, while improving the services being provided. In the future the ARC plans to monitor the work being done so that we have proof the work was actually done and done correctly.

Unfinished Business - The Board has a recommendation for an attorney specializing in real estate matters to see what the HOA can do legally to enforce the codes on the fence issue and acceptable terminology to levy and assess fines for violations.

The street light installation for Phase 2 was discussed. The county will install street lights at the three intersections in Phase 2 if there are transformers at the intersections, but there are none there, Transformers cost about \$1000 each. Mercedes has not responded regarding their responsibility in this matter.

The sexual offender matter was discussed. Since written information must quote the county sexual offender posting exactly to prevent possible legal action against the HOA, it was decided to pass information to residents by word of mouth. The address given in the posting will be placed on the Summers Creek web site.

Joe Ratino's resignation was accepted by the board. It was proposed that Dolly Ellis accept a nomination to the board in order to have sufficient representation from Phase 1. A decision on this matter was tabled until next month's board meeting.

The HOA at the Villas to the north of Phase 2 complained about the condition of the drainage ditch separating the developments. It is the responsibility of the Summers Creek homeowners to maintain their side of the ditch. They need to be informed of this.

There was a brief discussion of planning for a Summers Creek block party to take place in October. No date has been set yet but it will take place on a Saturday afternoon, possibly October 14 or 21.

There being no further business the meeting was adjourned at 8:15 PM.

**This is a true copy of the original minutes. Jim Carter,
Secretary**