

**Minutes of the SCHOA Annual Meeting, March 8, 2007,
Follow:**

The annual meeting was called to order at 7:05 PM.

**Board members present: President Jim Kinney, Vice
President Richard Moore, Treasurer Richard Moticska,
Secretary Jim Carter**

**The minutes of the 2006 Annual Meeting were read and
approved.**

**The treasurer's report for 2006 was read. This report
was printed in the Minutes of the February 3, 2007 Board
Meeting. The report for the March 8, 2007 meeting
follow:**

**Beginning Balance (1/1/07)
\$8,403.20**

Expenditures - Feb/Mar 2007

Fantasy Lawns

\$170.00

Apex

\$140.00

Mallard

\$175.00

U-Store-It

\$101.64

Dues Overpayments (2)

\$30.00

FPL

\$243.06

Total Expenditures
\$859.70

2007 Dues (47)

\$7,050.00

2007 Dues Overpayment(2)

\$30.00

Total Income

\$7,080.00

Balance on hand as of March 8, 2007

\$14,623.50

One outstanding 2006 Dues -

\$125.00

Total Available as of March 8, 2007

\$14,623.50

At the conclusion of the treasurer's reports there was one query regarding the Dues increase of \$25.00 per year. The Treasurer responded that there were increased insurance costs and maintenance increases. The increases are to provide for increased costs expected and if not needed, they may be reduced in the future.

The homeowners present and the proxies were then counted (20 and 13 respectively) and a quorum was determined to be present. The annual meeting was then convened.

The ARC Chairman presented the 2006 report which summarized the requests for painting, fence

installations, sheds and swimming pools. The letters sent to home owners regarding basketball goals was summarized as were those concerning keeping fences and lawns in good shape.

A communication was received from Mrs. Pitner's attorney stating that all communications should be sent to the attorney and not directly to his client.

New Business - We are still waiting for the police report from the Highway Patrol regarding the car going through the wall on the North side of the entrance on Newfound Harbor. Nothing can be done until the HOA learns details of the accident.

All homeowners should be aware that a dog poisoning attempt was made in Phase I. Meat laced with a green substance was put in the back yard of a home. It is thought the poison is rat poison. The matter was reported to both the sheriff's office and animal control.

The cable box was moved from the lake access easement by Bright House during the past week. Mallard should now be able to get the air boat to the lake. Dredging remains to be done and Mercedes Homes will be contacted regarding this matter.

Contact was made with FPL regarding streetlights for Phase II and they have provided a map showing nine locations where lights can be installed near transformers. Next phase is to contact the county and see what the county will allow and then get back to FPL for an agreement and then a contract for installation. There is no cost for installation as long as no digging beyond the limits provided near the transformers is not

exceeded. FPL will be asked what those limits are. When the contract is signed the streetlight installation will begin.

The Summers Creek front entrance sign needs some repairs and the installation of lighting at the top of the signs.

The election of board members then took place. The current board was nominated, seconded and elected. Three new members were then nominated, seconded and elected: Steve Murray, Stephen Mays and Kathy Jaren.

Steve Murray resigned as Chairman of the ARC since he was elected to the board. The four ARC members present stated they would continue to serve and Stephen Thaggard volunteered to serve as a member.

There being now further business the meeting adjourned at 8:15 PM.