

SCHOA Board Meeting Minutes for April 2007

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

Board Members present: Jim Kinney, Richard Moticska, Jim Carter and Stephen Mays

No election of officers having been held at the annual meeting, the election of officers then took place. All serving officers were asked to remain in office. Jim Kinney did not wish to remain as president. Treasurer Richard Moticska and Secretary Jim Carter agreed to stay on. Vice President Richard Moore was not present due to illness, but he remains in office until his wishes can be determined. Stephen Mays was then nominated, seconded and elected as the SCHOA Board President for 2007.

Communications concerned ARC matters. A request for a shed in a homeowners yard was received but it needed to be resubmitted with a sketch showing location in the yard. Another request concerned painting a home. The job had been started prior to making the request, but since the paint color was similar to the original it was approved.

The treasurer received a letter concerning a foreclosure and he will notify the attorneys concerned that the annual dues have not been paid. A second home is being foreclosed and appropriate action will be taken upon official notification.

The treasurer reported that 23 homeowners have not yet sent in their annual dues. Home owners who remain delinquent at the end of the month will receive letters pointing out the late fees imposed each month the account remains unpaid.

The Treasurer's Report follows:

Beginning Balance (3/1/2007)	----- \$14,323.50
Expenditures March and April	----- 1,163.65
Income March and April	----- 3,900.00
Balance on hand (4/12/2007)	-----\$17,069.85

ARC Report - A new ARC Chairman has not been selected but Steve Murray has agreed to provide some guidance to the new chairman and the ARC committee on continuing problems. One homeowner failed to obtain ARC approval before building a fence and he will be receiving a letter regarding same. Basketball goals remain a problem and will be addressed by the ARC once again.

Continuing Business - Access to the lake provided by Mercedes Homes is not practical to use because of the steep slope to the lake and the shallow depth of the lake at the access point. Any attempt to launch the air boat used to treat the lake would be extremely difficult and would result in unsightly lawn damage. The original lake access existing before Phase II was built needs to be examined to see if it is feasible to use due to the construction of Phase II.

Street Lights - The county was to contact FPL on April 16 and have FPL prepare a contract for the SCHOA covering installation of street lights in Phase II. FPL and a county representative will then meet with SCHOA to hammer out details and have the contract approved so that street light installation can begin.

The Highway Patrol report of the accident that caused the hole in the entrance wall has not yet been received and it will be requested again.

The problem of animal control was brought up again and it was suggested that the county might provide a speaker at a future board meeting.

President Mays pointed out that all items and matters that are the responsibility of Mercedes Homes to repair or make right must be recorded and presented to them as soon as possible. This must be done while Mercedes is still active in our area and before too much time has elapsed since Phase II was completed.

The meeting was adjourned at 8:10 PM.

Jim Carter, Secretary