

Minutes Of the SCHOA Board Meeting

April 10, 2008

The meeting was called to order at 7:07 PM

Board members present were: Vice President Richard Moore, Treasurer Richard Moticska, Secretary Don Bergherm, Lois Pollard; Joe Ratino. Seven other owners were also present.

Minutes of the March meeting were approved as written.

TREASURER'S REPORT

On March 14, 2008, the balance was \$15,757.33. We expended \$4,113.34 during the month. We collected dues and late fees of \$2,759. The ending balance on April 10, 2008 is \$14,375.58. Outstanding unpaid dues \$3,875.

OLD BUSINESS:

1. STREET LIGHTS:

Joe Ratino reported that 8 street lights will be installed approximately May 26. He delivered our payment of \$2902.63 to FPL for the two lights at the intersection. He talked with Mercedes regarding reimbursement to the homeowner's association for the cost of the lights. Mercedes refused to pay. Discussion ensued regarding taking further action to collect from Mercedes.

2. WATERFALL AT ENTRANCE

The notice to owners regarding the waterfall was posted on the website, but has not yet been mailed or delivered to the owners. It was agreed to circulate a notice to owners that we will discuss the fate of the waterfall at the next meeting. Richard Moore will finalize the draft notice and deliver it to the owners. Notices will be mailed to absent homeowners. The board will then proceed with a decision regarding the matter.

Lois Pollard is researching the possibility of using de-foaming chemicals to counteract the soap bubbles in the waterfall, and is getting an estimate for regular maintenance. Pat Carter, Architecture Committee Chairman, provided an estimate from Blue Bell Landscaping to convert the waterfall to a planter.

3. FENCE REPAIR

We discussed the issue of repairs for the white fence at the entrance. Joe Ratino will obtain an estimate from the original installer.

4. POND FOUNTAIN:

Joe Ratino reported that the west fountain had been repaired and was operating properly until it was damaged during the lightening storm this past week. The contractor, Mallard, will return to repair it.

5. NON-PAYMENT OF HOMEOWNER ASSOCIATION DUES:

One owner has not paid any dues since purchase of the property in 2005. Richard Motieska , Treasurer, wrote the owner a letter demanding payment. The owner responded refusing to pay claiming illegal procedures regarding the establishment of the assessment. Discussion ensued regarding how to enforce collection. The issue was unresolved.

6. FINES

Again we discussed amending the Covenants to provide for uniform fines for violations.

Since there was no new business, the meeting was adjourned at 8:15 p.m.