

Minutes of the SCHOA Board Meeting January 15, 2009

The meeting was called to order at 7:10 PM

Board members present were: Richard Moore, Jim Kinney, Richard Moticska, Lois Pollard and Don Bergherm. Ten other owners were also present.

Minutes of the November 13, 2008 meeting were approved as posted on the website.

TREASURER'S REPORT

Cash on hand at the beginning of the period:	\$6,912.91
Expenditures	\$1,824.13
Income	\$4,479.98
Reserve	(\$3,000.00)
Cash on hand as of January 15, 2009	\$12,567.98

Unpaid assessments: Twelve for 2008, and four for 2007.

Filing liens on properties with delinquencies over six months was discussed.

NEW BUSINESS

Neighborhood Watch: A presentation on Neighborhood Watch was made. A draft letter explaining the program and benefits to the community will be prepared and sent to owners and residents.

Conducting Business by Email: A Motion was made to authorize Board Members to communicate and to approve issues by email. The Motion carried.

OLD BUSINESS

Repairs to Entrance Fountain. A contractor, Mr. Lotts, inspected the fountain and determined it was in need of repairs which he estimated to be \$575. A Motion was presented to authorize an expenditure up to \$700 for this purpose. The Motion passed with one dissent.

Brick Wall at Entrance to Community. Mr. Lotts presented an estimate for repair of the brick wall for \$600 if he also was contracted to repair the entrance fountain. A Motion was presented to authorize this repair if we could obtain a guarantee of the work for two years. The Motion passed.

Pump for Fountain in the Pond: One pump has not operated for about 3 months. The contractor, Mr. Mallard, stated that the pump needs to be taken out of the water to determine if it can be repaired, or if it needs to be replaced. Mr. Carter will obtain detailed estimates for the service charges, repair of the current pump, and replacement of the pump if the pump cannot be repaired. A Motion was made to authorize repair or replacement of the pump upon receipt of detailed estimated costs. The Board will vote to authorize this expenditure on email.

Street Lights: The final two street lights are scheduled to be installed on Bent Palm Drive by FPL by end of January. Lois Pollard was complimented for her work in this regard.

Meeting was adjourned at 7:50 P.M. and annual members meeting was opened.

Minutes of the SCHOA Annual Meeting January 15, 2009

The meeting was called to order at 7:50 P.M.

Board members present were: Richard Moore, Jim Kinney, Richard Moticska, Lois Pollard and Don Bergherm.

The following addresses were personally represented at the Annual Meeting: 353, 353, 393 and 403 Summers Creek ; 248 Ovideo; 225 Jennifer, 1473, 1422, 1303, 1432 and 1503 Bent Palm.

Additionally, fifteen Proxy forms were received from owners authorizing the association secretary to vote at the annual meeting.

Twenty-four are needed to establish a quorum. Twenty-six were represented.

The minutes of the SCHOA Annual Meeting of January 10, 2008 were approved as published on the website.

TREASURER'S REPORT

Tentative Annual Financial Report

Beginning Balance 1/1/08	\$ 8,040.61 (Includes \$3,000 reserves)
Expenditures	\$16,267.63
Income	\$16,475.00
Bal on hand 12/31/08	\$ 5,247.98

ELECTION OF OFFICERS

The following owners were nominated and expressed willingness to serve as Board Members for the following year: Lois Pollard, Sheila Briceno, Richard Moore, Marina Parenti, Vincent Parenti, Richard Moticska, and Jim Kinney. A Motion to elect the above seven individuals as Board Members was made. Motion carried.

Current members of the ARC will continue to serve.

Meeting adjourned at 8:05 p.m.