

# Minutes of the SCHOA Board Meeting April 09, 2009

The meeting was called to order at 7:00 PM

Board members present were: Richard Moore, Richard Moticska, Marina Parenti Vincent Parenti, and Jim Kinney.. Five other owners were also present.

Reading of the minutes of the month of March 2009 meeting was waived.

## TREASURER'S REPORT:

Beginning Balance as of 03/12/2009 .....	\$13,679.26
Expenditures	\$ 2,022.95
Income	\$ 3,066.98
Reserve	(\$3,000.00)
Cash on hand as of 04/09/09:.....	\$14,723.29

Also there was a concern on whether the reserve which currently is \$3,000 should be raised. This allocated money would pay for unforeseen events such as hurricane damage. The increase amount, if any, will be decided in the near future.

Current outstanding dues are as follows: 51 homes from 2009, 11 homes from 2008 and 2 homes from 2007. Homeowners who remain delinquent will receive imposed late fees and appropriate legal actions against their homes as the Board will decide on case by case basis.

## OLD BUSINESS:

- Storm drain grating (cover) repair- located at the entrance of the subdivision needs repair or replacement. Phone calls were made to call St John River Water Management (SJRWM) Office but has not obtained any response yet. There will be further attempts to contact this office.
- The utility hole at Becky Court was repaired.
- The Neighborhood watch will be held on Monday, April 20, 2009 at 7 PM at the cull de sac of Becky Court.

## GENERAL:

- There was a concern raised over the increase in the homeowner's association annual fee. The treasurer's response was that the \$10 increase is primarily due to increase on maintenance costs.

- A homeowner spoke about the need to get more people involved to help the Summers Creek community and be part of the SCHOA board as only a few and the same people are always volunteering their time and effort. He said that, if there are not enough homeowner volunteers, then we would have to hire a management company which would probably involve higher fees required from the homeowners. But even if there is a management company to take over the business, a SCHOA would still need to be organized of at least 3 homeowners.

**NEW BUSINESS:**

- The front entrance fence is showing signs of erosion and decay. The American Fence Co. is to be contacted for repair. They have a "life time" warranty on this work.

Meeting was adjourned at 7:46 P.M.