

Minutes of the SCHOA Board Meeting
December 09, 2010
Meeting was called to order at 7:07 PM
Location: Kiwanis Island Park, Community Building.

Attendance: Board members: Jim Kinney, Marina Parenti, and Lois Pollard. Webmaster: George Stant.
Others: Marnie Stant and Vincent Parenti.

Note: Vincent Parenti resigned as a member of the board of directors.

TREASURER'S SUMMARY REPORT FROM 11/12/2010 to 12/09/2010:

The Treasure's report was read and summarized as follows:

Beginning Balance as of 10/12/10:	\$15,022.73
Expenditures:	\$ 999.70
Income:	\$ 142.00
Reserves:	(\$ 3,000.00)
Total available as of 11/12/10:	\$14,165.03

Total outstanding dues: 29

2010 dues: 19@ \$160 \$3,040

2009 dues: 3@ \$160 \$ 480

2008 dues: 5 @ \$150 \$ 750

2007 dues: 2 @ \$150 \$ 300

ARCHITECTURAL COMMITTEE:

- Homeowner requested a paint color approval for their house at 353 Summers Creek Dr. The architectural committee will contact the homeowner with a decision.
- A board member requested sending a courtesy letter to the owner at 363 Summers Creek to fix their exterior light post.
- A homeowner asked if whether a PVC fence is acceptable within the covenants: since there is nothing written explicitly prohibiting a fence made of PVC material, it is allowed—on the condition that a request be submitted to the architectural committee, as with any request for modifying the exterior of a home.
- The same homeowner also inquired if a second floor on a home at Phase II could be added to the existing plan. The current HOA board could not recall seeing anything that would impose such a restriction but they were not completely certain of the answer as this situation had not been presented previously. A further investigation will be done by the Board to determine if, in local county records, such a restriction exists. If it does, documentation will be obtained and presented to the Board. Any building changes of any type would have to be submitted for approval to the committee. The following is an excerpt from the covenants:

ARTICLE III- General Restrictions- Use and Occupancy General Prohibition- (Article III-Section 1)residential dwelling, garage, outbuilding, structure or appurtenance of any kind, including additions or

substantial alterations thereto, shall be erected, placed or maintained on the Properties or any portion thereof that does not conform to the standards, requirements, prohibitions and provisions of this Declaration. All such construction shall be performed, completed, erected, placed and maintained only in accordance with the plans and specifications required herein as approved by the Board.

OLD BUSINESS:

- Pond aerator system: A concern was raised questioning whether or not we can change the existing design of the aeration system. A motion was carried out and approved for a homeowner to contact Eagle Fountain Works for the potential purchase of two replacement fountains. The homeowner will check with the company to see if they can come to the site for a field assessment prior to committing to the purchase. This issue will be reported by the homeowner to the assigned board member who will update everyone on the board for a prompt resolution.
- Entrance signs: Current volunteers will be reexamining the condition of the two entrance signs with regards to the repainting assignment. If a professional repair appears to be needed, quotes will be obtained and presented at the next board meeting for consideration.

NEW BUSINESS:

- A board member asked if the property management company, Soundview, could be invited to the January meeting for a presentation. This was approved.
 - The Homeowners Association has signed up to get subscription of the HOA Leader.
 - There is a pickup truck at the corner of Bent Palm and Summers Creek that at times is blocking the sidewalk. A board member will contact the owner to try to resolve this issue.
 - Community new photos will be incorporated in the SCHOA Web site.
- Meeting adjourned at 7:40 P.M.

Next Meeting: Thursday, January 13, 2011 at Kiwanis Island Park.