

SUMMERS CREEK HOMEOWNER'S ASSOCIATION

ANNUAL HOMEOWNER'S MEETING MINUTES

Date/ Time: May 10, 2003 - @ 1:00 PM
Location: Kiwanis Island Park
Board in attendance: President Ellis Fox
Vice President Bret McPherson
Secretary/ Treasurer Carolyn W. Ross
Director Patty Orlando
Not Present Director Bruce Fair

Also in attendance were representatives from Clayton McCullough and from Mercedes Homes (the builder of Phase 2).

Meeting was called to order by President Ellis Fox at 1:05 PM.

Roll Call was accomplished by sign in sheet - there were 13 Homeowners in attendance. There were 7 homeowners represented by proxy.

The attorney questioned whether there were enough members present to claim this as an official meeting - and after reviewing the documents it was decided that it would count.

Ellis presented the minutes of the last annual meeting - the minutes were accepted without change.

Carolyn Ross presented the Treasurers Report - Copy attached.

Sherri Fair presented the Architectural Committee Report - Copy attached.

Board member election ballots were counted - new appointed Board members are as follows:

Bruce Fair
Bret McPherson
Sherri Fair

The attorney explained the regulations regarding the number of directors; he found no issue or violation with the past decision to have more board members.

With no further Board items, at 1:35 PM, the meeting was open for discussion.

The poor attendance was noted and a question was presented on why the Annual Meeting couldn't be changed to coincide with the Annual Dues notice. It was felt that a better turnout would probably be the result. The Board will put this on the agenda for changes to the current by-laws.

The discussion was changed to Phase 2 construction. The Mercedes Home representative (Beau) discussed the Phase 2 plans - he indicated that there would be 55 additional lots. He pointed out that the reason the property had not been developed up until this point was due to the fact that the fill dirt had been depleted and it would take approximately a million dollars to replace this fill dirt.

He stated that clearing and construction would begin in 60-90 days, that they planned for 6 to 10 different style of homes, which would be similar in design and color to current surroundings. The cost was also to be similar to the current home prices.

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It was noted that Mercedes Home becomes responsible for the \$175.00 dues for each lot - whether a building was on the lot or not, as soon as the construction begins. He asked if a pro-rated dues fee was possible. The attorney is going to research this issue.

The Board did notify the Mercedes Home rep that pictures of the front entrance had been taken and that the expectation was that no damage would be done to any of the surrounding areas due to the new construction or by the construction vehicles. However, if any damage did occur Mercedes Homes would be held accountable.

He also indicated that no new common ground would be added so there should be no anticipated increases in Association expenses for 2003. This should allow for the annual dues to remain the same or even be lowered for calendar year 2004.

The Attorney also suggested that any changes or additions, deletions to the association governing documents should be made at the time of the addition of Phase 2. A request was made for letters from homeowners regarding any requested changes.

One homeowner questioned property lines and an issue with a sprinkler system installed by the previously builder that may have sprinkler heads on one of the new lots. The Mercedes Home Representative advised that the homeowner contact them directly with the facts, to see what might be necessary.

Mercedes Homes said that they would like to work with the homeowners with respect to the mildew on the roofs of some of the homes surrounding the entrance of Phase 2. It was noted that this would be between them and the homeowner.

Question on the condition of the cracked sidewalks and the Palm trees at the entrance was brought up by Mercedes Homes, it was noted that they needed some attention. It was also stated that Mercedes Homes would like to enhance the front entrance at their expense. The Board noted that there are no cracks in the sidewalk. It was also suggested that the request and plans for any enhancements be submitted to the Board for approval.

With no other business the meeting was adjourned at 2:00 PM.

Respectfully submitted:



Carolyn W. Ross
Secretary/Treasurer