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Subject: SCHOA Minutes of Meeting, April 14, 2005

Favorite Con

- Richardson, Wi
- Curles, Tom
- Curles, Reg
- Hinkle, Ray
- Curles, Rus
- Curles, Lois
- Curles, Allen
- Curles, Ca
- Curles, Darl
- Curles, Ricl
- Curles, Erkki
- Curles, Janice
- Curles, Louis
- Curles, I
- Curles, Charle
- Curles, Kather

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IN ATTENDANCE: Charles Scholl, President; Ray Hinkle, Vice-President; Richard Moticska, Treasurer; Joe Ratino, Sec-Director of the Board; Katie Scholl, Chairperson, ARC; Janice Ratino, ARC; John Sedlak, homeowner; Debra Reir, homeowner; Tom Curles, Mercedes Homes rep.

Meeting commenced at 7:10 pm. Motion was made and adopted to dispense with the reading of the minutes of the previous meeting due to previously emailed. A special order of business motion was made and carried to hear report from guest Tom Curles. Mr Curles discussed with the board water drainage of 272, 282, 292 and 312 Summers Creek DR. Also discussed was new lighting for phase II homes and the making of a new easement for lake access between lots 81 and 82 from phase II. Also discussed was front entrance plantings and road widening. Mr. Curles paid balance of dues for phase II in full in the amount of \$6,125.00.

*April 14, 2005
minutes of
meeting*

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Subject: SCHOA MINUTES Continued P. 2

Mr. Curles has offered full cooperation in addressing problems in the neighborhood caused from different sources. Under "Communications" was read a letter from Mr. Fox concerning a neighbor at 382 Summers Creek Dr. -- Bricks and other building materials stored in the front driveway and the disrepair of a fence with broken gates around a swimming pool. Mr Curles said he knew the resident of that property and could get the problem resolved diplomatically. Mr. Fox's letter was tabled until we can give Mr. Curles a chance to resolve the matter. Also read was a lettwer to Selena Schoor of 250 Newfound Harbor Dr. addressing her concerns of the installation of a new fence bordering her property and ours. The letter, dated March 11, 2005, was sent to her by the secretary at the direction of the president of the board. Under report of the "Treasurer", our current bank balance was \$17,858.16. as of April 14, 2005. Mr Curles paid the unpaid balance of lots in phase II for the year 2005 of \$6,125. This made the balance total of \$23,983.16. Further was discussed unpaid dues assessments and the sending of written notifications to those in default.

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Subject: SCHOA MINUTES, P. 3

Katie Scholl ARC chairperson gave a report on behalf of the ARC and reviewed the contents of the next upcoming NEWSLETTER. Residents will be given a chance to vote YES or NO on speedbumps and converting the front entrance water fountain into a planter. Under "Unfinished Business" was discussed 1704 Sharon Lane and other homes in need of correcting violations. Also, was discussed sewer drains and 2 new sewer grates have been installed. Under "New Business" was discussed modifying (widening) the front entrance and its lighting to come soon. Also, the removing of old palms and installing new Magnolias in place and transplanting another palm to the center island. Ray talked with Mr. Curles about the covenant law change involving above ground swimming pools. Ray agreed to rewrite the language of that law and submit it to the board for approval. Also, Mr. Curles discussed Mercedes would start drainage work on 312 Summers creek next week and 272, 282 and 292 would be done within 90 days unless a complaint is registered before by one of those homeowners first. Motion was made by Bill Scholl to adjourn and seconded by Ray Hinkle at 9:10 pm.

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