

**Minutes of the Summers Creek HOA Board Meeting
April 12, 2012**

Location: Karen Rood Building, Kiwanis Island, Merritt Island, FL

Meeting Purpose: Scheduled Board meeting

Board Members Present: Marnie Stant (President), Joe Ratino (VP), Jimmy Carter (Secretary), Richard Moticska (Treasurer), Charles Rock (Director), Marina Parenti (Director), Paula Guruwatte (Director)

Homeowners/Residents Attending:

George Stant (SCHOA Webmaster), Craig Dixon (Summers Creek Neighborhood Watch Coordinator), and seven other homeowners

Committee Members Present: Pat Carter (ARC Chairperson)

Call to Order: Marnie Stant called the meeting to order at 6:35 PM.

Reading & Approval of Last Meeting Minutes: Reading of the 3-8-12 Board meeting was waived, having been reviewed online previously. The minutes were approved by general consent.

Reading of Communications:

A letter was received from a neighbor on Carolyn Court concerning frequent disturbances near her home. As the officers agreed the Board could not intervene, the letter was referred to the Neighborhood Watch Coordinator. The Neighborhood Watch Coordinator reported that he had met with the homeowner and advised her of appropriate actions she could take to resolve the issue. He and the block captain will continue to monitor the situation and provide assistance as needed.

An email was received from a homeowner concerning a neighbor's plan to install a fence adjacent to her property, and build a large shed in the back corner next to her property. Both neighbors were present at the meeting. Both parties were advised that all requests of this nature needed to be submitted in writing to the HOA Architectural Review Committee for approval, and that any necessary Brevard County permits required for such a project were obtained prior to construction. Both parties acknowledged that they understood this policy.

Board Member Reports:

The Treasurer provided the following financial status:

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| Beginning Operating Balance as of 3/8/12 | \$15,272.09 |
| Income | \$3,300.00 |
| Expenditures | (\$979.24) |
| Ending Operating Balance as of 4/12/12 | \$17,592.85 |
| Reserves | \$6,000.00 |
| Total Association Funds | \$23,592.85 |

The Treasurer stated he would be sending another reminder letter to homeowners whose dues are now past due. Nineteen homeowners are presently past due in paying their 2012 dues.

Board Member Report from Charles Rock: Mallard Environmental Services has treated the pond for algae and areas in and around the weir for duckweed. Mallard will provide a report whenever the pond is inspected or other pond maintenance is performed.

Architectural Committee Report:

Other than what has been discussed earlier, there is no other business to report.

Unfinished Business:

A fence that was installed across the weir easement behind 542 Summers Creek was discussed at the March 8, 2012 Board meeting. Board Member Charles Rock reported that upon investigation, he has determined that there are several other ways to get to the weir to perform routine inspection. In the event major equipment is needed to perform repair work on the weir, the homeowner has agreed that a section of his fence can be removed to permit the construction equipment to gain access to the weir.

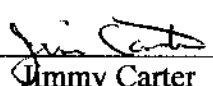
The property on Summers Creek Drive with a dead lawn was discussed. It was decided that the homeowner would be sent a letter detailing the need for property owners to maintain their lawns in presentable condition in order to maintain the attractiveness of the community and to comply with SCHOA Covenants, Conditions and Restrictions (CC&Rs).

The April Newsletter was provided to the Board for review and approval. With a minor change, the Newsletter was approved for distribution.

New Business:

The Board discussed whether there was a need for additional committees to assist in maintaining the common properties. The idea of a Garden Committee to plant seasonal flowers at the front entrance was presented. The Board generally felt that the establishment of this committee was a good idea but tabled any vote for a future Board meeting to give members an opportunity consider the idea.

The Chair adjourned the meeting at 7:50 PM.

Secretary:  Date Approved: 5/10/12
Jimmy Carter