

**Minutes of the Summers Creek HOA Board Meeting
June 14, 2012**

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

Meeting Purpose: Scheduled Board meeting

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

Homeowners/Residents Attending:

George Stant (SCHOA Webmaster) and five other homeowners

Committee Members Present: Pat Carter (ARC Chairperson)

Call to Order: The President called the meeting to order at 6:30 PM.

Reading & Approval of Last Meeting Minutes: Reading of the minutes from the May 10, 2012 Board meeting was waived, having been reviewed previously online. The minutes were approved by general consent.

Reading of Communications: There were two emails received concerning parent parking at the front entrance. As the topic is to be covered as an item under New Business, these two emails will be covered at that time.

Treasurer Report:

The Treasurer provided the following financial status:

Beginning Operating Balance as of 5/10/12	\$18,758.98
Income	\$0.00
Expenditures	(\$926.53)
Ending Operating Balance as of 6/14/12	\$17,832.45
Reserves	\$6,000.00
Total Association Funds	\$23,832.45

Board Member Reports: There were none.

Architectural Committee Report:

Request received from a home on Summers Creek for installation of pool and screen enclosure. Approved subject to homeowner obtaining appropriate approvals from County.

Unfinished Business:

Florida Friendly Lawn Presentation: The Board point of contact has confirmed that representative/speaker will talk to our homeowners as a part of the September 13, 2012 Board meeting. The presentation will take about an hour, plus a question and answer period if needed, and the meeting should start at 6:00 PM instead of 6:30 PM.

The topic of the Garden Committee was briefly mentioned. There was a discussion of scope of work, liability, budget, organization, and charter. The topic was tabled for future discussion.

New Business:

1. Front Entrance Plan:

The Board looked at various issues concerning the front entrance to the community. Parking for parents when they drop off and pick up their children at the County bus stop, and the impact on the grass areas, was reviewed. Charles Rock will contact and meet with county officials to discuss other parking options.

There was also a discussion on the operation and maintenance of the front entrance sprinkler system. Board member representative to the ARC Charles Rock, and the ARC Chair Pat Carter, will meet with the contractor to discuss various issues.

There appears to be a structural problem developing with the entrance wall on the south side where it goes over the drainage ditch. Charles Rock will contact a mason and obtain an assessment.

There was a brief discussion on the topic of seasonal flowers around the fountain. Discussion was dropped and will be addressed at a later time.

2. Revisit Spending Authorization Policy passed by Board at September 2011 Meeting:

In order to allow the Board to respond promptly to maintenance and repair issues, in the September 2011 meeting, the Board authorized the Treasurer to approve payout amounts up to \$100.00, and the Treasurer and one other Officer for amounts from \$100.00 to \$250.00. Approval of the Board would be required for amounts over \$250.00. The matter was discussed. Charles Rock made a motion that "... anything bought or ordered by any board member for the Association and any expense incurred by a board member seeking reimbursement for such expense must be approved in advance by a majority of the board." A vote was taken. There was one vote for the motion. There were four votes against. The motion did not carry.

3. It was announced that the Vice President had resigned from the Board. The President nominated the Treasurer to fill the vacancy in addition to his role as Treasurer. Charles Rock also volunteered for the position, nominating himself. The Treasurer, Richard Moticska was elected by a board vote of 3-2 to be Vice President/Treasurer.

4. A homeowner requested assistance from the Board to correct a drainage problem in the drainage swale in front of his home on Summers Creek Drive. Board member Charles Rock will contact County Public Works Department for assistance.

The Chair adjourned the meeting at 7:50 PM.

Secretary: Jimmy Carter Date Approved: Aug 9, 2011
Jimmy Carter