

**Minutes of the Summers Creek HOA Board Meeting
August 9, 2012**

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

Meeting Purpose: Scheduled Board meeting

Board Members Present: Marnie Stant (President), Joe Ratino (Vice President), Jimmy Carter (Secretary), Richard Moticska (Treasurer), Marina Parenti (Director)

Homeowners/Residents Attending:
George Stant (SCHOA Webmaster)

Committee Members Present: Pat Carter (ARC Chairperson)

Call to Order: The President called the meeting to order at 6:35 PM.

Reading & Approval of Last Meeting Minutes: Reading of the minutes from the June 14, 2012 Board meeting, the June 28, 2012 Special Board meeting, and the July 26, 2012 Emergency Board meeting, were waived. They have been reviewed previously online. All minutes were approved by general consent.

Reading of Communications: No communications were received since the last Board meeting.

Treasurer Report: The Treasurer provided the following financial status:

July 2012 Report-

Beginning Operating Balance as of 06/14/2012	\$17,832.45
Income	\$160.00
Expenditures	(\$1,006.40)
Ending Operating Balance as of 07/12/2012	\$16,986.05
Reserves	\$6,000.00
Total Association Funds	\$22,986.05

August 2012 Report-

Beginning Operating Balance as of 07/12/2012	\$16,986.05
Income	\$0.00
Expenditures	(\$2,023.26)
Ending Operating Balance as of 08/09/2012	\$14,962.79
Reserves	\$6,000.00
Total Association Funds	\$20,962.79

Board Member Reports:

Retention Pond update: Tilapia fish were added to the retention pond on August 1, 2012. Mallard Environmental Services is continuing to work on the algae problem that exists in the pond.

Architectural Committee Report: There was nothing to report.

Unfinished Business:

Florida Friendly Lawn Presentation: Information on the September 13, 2012 presentation has been posted on the SCHOA web site and in the community newsletter that has just been published. All Board members were encouraged to talk up the presentation to other community residents, as it should provide a wealth of information that will be of benefit to all of us.

Front Entrance Plan Update:

Parking spaces: the feasibility of adding parking spaces to the front entrance was discussed. It was generally thought that it would not be cost effective considering the limited number of spaces that could be provided in the space that was available. Board member Joe Ratino moved to table this item. Board member Jim Carter seconded the motion. The motion passed by unanimous vote.

Irrigation issues: the system at the front entrance has been checked by Board Member Charles Rock and appears to be working as intended.

Wall structural problem: Board member Marina Parenti has been working with Board member Charles Rock to assess the deterioration of an area of the south side brick wall at the entrance to the community. Alternatives for repairing the deteriorated area were discussed. Board member Parenti agreed to be point of contact for this item and will obtain bids to repair the south wall.

Insurance update: there was a discussion on what is covered by our HOA insurance policy. After contact with our insurance agent, we were advised that our policy is for HOA liability coverage and not medical/injury coverage for any board member or volunteer working with the board.

Drainage swale issue on Summers Creek: Board member Charles Rock is working with County officials to look at the drainage issue at 312 Summers Creek. Board member Joe Ratino has some history on water concentration at that area, and will provide this history to Board member Rock. County officials looked at the issue today. Their findings will be discussed at a future Board meeting.

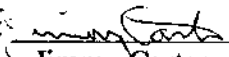
New Business:

Isthmus Fences: In January 2012, approval was given to the homeowners at 1462 Bent Palm Drive and at 208 Ovidio Court to install fences across isthmuses at the rear of their properties. The HOA would provide partial funding support for that project as the Board felt that the fences would improve security within the Summers Creek community. The SCHOA CCR's Article III, Section 7 indicates that all exterior construction that requires Board approval shall be completed within 6 months for said approval to remain in force and effect. No action has been started to date. After discussion, Board member Joe Ratino moved that a letter be sent to each respective homeowner withdrawing approval for the fences across the isthmuses, and withdrawing the Boards partial funding support for the projects. If the respective homeowners wish to install a fence on their properties in the future, they

must submit a new request for ARC approval at that time. Board member Carter seconded the motion. The motion passed by unanimous vote.

Front entrance centerline striping: Board member Charles Rock has been investigating with County officials center road striping at the curve area on Summers Creek near the entrance to the community. An email copy of the County proposal was provided for Board member review. After discussion, it was determined that the HOA should not proceed with the proposal. Board member Joe Ratino moved that the proposal to have the County stripe the entrance roadway as per their proposal not be approved, and that the HOA not pursue centerline striping for that area. Board member Jim Carter seconded the motion. The motion passed by unanimous vote.

The Chair adjourned the meeting at 7:37 PM.

Secretary:  Date Approved: 9/13/12
Jimmy Carter