

**Minutes of the Summers Creek HOA Board Meeting  
December 13, 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), Charles Rock (Director), Marina Parenti (Director)

**Homeowners/Residents Attending:** George Stant (Webmaster), John and Dolores Sedlack, Rusty Burns, Susan Robards

**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 November 8, 2012 Board meeting was waived. The minutes had been reviewed previously online. The minutes were approved by general consent.

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

**Treasurer Report:**

**Funds status report as of 12/13/2012:**

Beginning Operating Balance as of 11/8/2012	\$10,891.98
Income	\$450.00
Expenditures	(\$1,324.09)
Ending Operating Balance as of 12/13/2012	\$10,017.89
Reserves	\$6,000.00
Total Association Funds	\$16,017.89

Since the last Board meeting, the Treasurer has sent out another reminder letter to homeowners who are still behind on their dues payment.

**Board Member Reports:** Board member Rock provided an update on the water collection problem in the swale in the front of 312 Summers Creek. Brevard County Public Works will add more French Drains and clean out existing ones in the swale to help improve the drainage. Work should be completed after the first of the year.

**Architectural Committee Report:** Request for exterior painting has recently been received from 372 Summers Creek. Request is being evaluated.

**Unfinished Business:**

**Storm Drain Marker Set:** In the November Board meeting, the Board approved a marker to be placed on the storm drains. The markers received from St. Johns River Water Management District were worded differently from the one approved in November. A sample marker with the approved message was obtained from Brevard County Natural Resources. These markers were approved by general consensus of the Board.

**Pond Awareness:** There was general discussion on the need to be conscious of pond awareness and help to educate residents of Summers Creek to be cautious of debris, including grass clippings that may be flushed down the storm water drainage system in our community. Various alternatives, such as special notices, letters, and periodic discussions in our community newsletter and on our web site, were encouraged.

**Covenant Enforcement:** Possible development of a formal covenant enforcement plan was discussed. As the current informal procedures have had a successful compliance rate, the Board determined that no change was necessary at this time.

**New Business:**

**Review Newsletter Draft:** The draft of the next community newsletter was reviewed. Minor editorial changes were discussed and concurred with by general consensus. Upon making these editorial changes, the newsletter would be ready for publication without further action by the Board.

**Weir Inspection Report:** During the process of obtaining Florida Fish and Wildlife Conservation Commission (FFWCC) permit approval to purchase more carp to replace those lost during our July 2012 fish kill, Saint Johns River Water Management District (SJRWMD) advised us that our weir constructed in 1995 was not built to specifications. A SJRWMD engineer, Mr. Fariborz Zanganeh, was requested to come to Summers Creek to evaluate the weir. According to Mr. Zanganeh, the spillway area at the center of the west wall should have been solid while the right and left solid areas on either side of the current spillway should have been open. Mr. Zanganeh indicated that if the SCHOA made a formal request to SJRWMD, he would work with the SCHOA to bring the weir into compliance with SJRWMD standards so that a fish guard could be installed thus meeting the requirement of FFWCC. This would allow FFWCC to issue a new carp permit for SCHOA.

The President has attempted to contact the original designer of the weir, Plata Engineering for information.

During discussion, Vice President Ratino indicated concern that a fence blocked the easement to the weir. He expressed concern that we could lose our easement by adverse possession. The President indicated that she would research the issue and report back to the Board.

**Fountain Pump Resolution:** The retention pond western most fountain motor has stopped working. Board member Rock recommended that we take it to Island Pump for evaluation and that inspection should be at no cost. The Board agreed by general consensus.

**Replacement of carp:** Board member Rock stated that we have 25 grass eating carp left on our current permit, and that we can purchase replacement fish now. The President tasked Vice President Ratino to look into purchasing the additional carp for our retention pond. Previously, the President had been advised that FFWCC would not approve purchase of any further carp until the SCHOA placement of

a fish guard had been approved by SJRWMD. Member Rock moved that we purchase these 25 grass eating carp for a cost not to exceed \$400.00. The motion carried.

The Chair adjourned the meeting at 8:17 PM.

Secretary: Jimmy Carter Date Approved: 1/10/2013  
Jimmy Carter