

**Minutes of the Summers Creek HOA Board Meeting
February 5, 2013**

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), Marina Parenti (Director), and Charles Rock (Director). A quorum of the board was present.

Committee Members Present: Pat Carter (ARC Chairperson)

Homeowners/Residents Attending: There were 12 homeowners present

Call to Order: The President called the meeting to order at 6:02 PM

Reading & Approval of Last Meeting Minutes: Reading of the minutes from the January 10, 2013 Board meeting was waived. The minutes had been reviewed previously online. The minutes were approved by general consent

Reading of Communications: None

Treasurer Report:

Funds status report as of 02/05/2013 presented by the President due to absence of Treasurer

Beginning Operating Balance as of 1/10/2013	\$12,722.92
Income	\$7,063.02
Expenditures	(\$1,400.93)
Ending Operating Balance as of 2/5/2013	\$18,385.01
Reserves	\$6,000.00
Total Association Funds	\$24,385.01

Board Member Reports: None

Architectural Committee Report: The dead Queen Palm at the north side of the front entrance has been removed. Blue Bell Landscaping has ordered a replacement as authorized in last month's meeting. The replacement Queen Palm should be installed in the near future. Vice President Ratino asked the Committee Chair to look again at the placement of the Palm to make sure that it is not too close to another Palm directly behind it. Still waiting for a requested bid from Apex to fertilize the Palms.

Unfinished Business:

Weir (Outflow Control Structure) Update: Director Rock briefed the board on the status of the outflow control structure discussed in previous minutes. He reported that after discussions with SJRWMD, they do not expect that we will have to modify the structure. Director Rock will continue to pursue getting a letter from SJRWMD confirming their position.

Water Collection in Swale front of 312 Summers Creek: Director Rock indicated that Brevard County Public Works has corrected the drainage problem.

Replacement of Carp: Twenty-five new carp have been received and placed in our retention pond. Vice President Ratino and Director Rock witnessed the fish being added to the pond.

New Business: None.

The Chair adjourned the meeting at 6:17 PM.

Secretary:  Date Approved: 3/14/13

**Minutes of the Summers Creek HOA Annual Membership Meeting
February 5, 2013**

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

Meeting Purpose: Annual Membership Meeting

Board Members Present: Marnie Stant (President), Joe Ratino (Vice President), Jimmy Carter (Secretary), Marina Parenti (Director), and Charles Rock (Director)

Committee Members Present: Pat Carter (ARC Chairperson)

Homeowners/Residents Attending or Present by Proxy: There were 18 homeowners present and 26 homeowner proxies. There were a total of 44 homeowners represented. This represented 36% of our total homeowners. This exceeds the 20% representation required for a quorum.

Call to Order: The President called the meeting to order at 6:17 PM

Treasurer Report:


Annual Funds status report for 2012 presented by the President due to absence of Treasurer

Beginning Operating Balance as of 1/1/2012	\$4,421.19
Income for year including dues received from prior years	\$20,625.53
Expenditures for year	(\$15,880.13)
Ending Operating Balance as of 12/31/2012	\$9,166.59
Reserves	\$6,000.00
Total Association Funds	\$15,166.59

President's Reports: The President addressed the Membership on the significant events and accomplishments made by the Board for this past term. At the conclusion of her remarks, the President opened the floor to general discussion and questions from the Membership.

New Business: The results of the Board elections were announced. They were, in alphabetical order, Rusty Burns, Stephen Bowles, Mike Ferrall, Richard Moticska, Joe Ratino, Charles Rock, Jon Saul, and George Stant.

The Chair adjourned the meeting at 6:40 PM.

Secretary:  Date Approved: 3/14/13

**Minutes of the Summers Creek HOA Board-Post Election Meeting
February 5, 2013**

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

Meeting Purpose: Nomination and election of officers from among board members elected at the preceding Annual Membership Meeting.

Board Members Present:

Joe Ratino(Vice President), Steve Bowles(Director), Rusty Burns(Director), Mike Ferrall(Director), Jon Saul(Director), Charles Rock(Director), George Stant(Director). A quorum of the board was present.

Call to Order: This meeting was called to order by Vice President Joe Ratino at 6:47 PM.

For the office of President, Charles Rock was nominated by Mike Ferrall. With no opposition or objection, Charles Rock was elected President.

For the office of Vice President, Joe Ratino was nominated by Charles Rock and George Stant was nominated by Jon Saul. Joe Ratino was re-elected as Vice President by a vote of 4 to 3.

For the office of Treasurer, Richard Moticska was nominated by Joe Ratino. With no opposition or objection, Richard Moticska was re-elected Treasurer.

For the office of Secretary, in the absence of any nominees, Joe Ratino volunteered to fill the position. With no opposition or objection, Joe Ratino was elected Secretary.

The 2013 SCHOA Board of Directors is as follows:

Charles Rock, President

Joe Ratino, Vice President/Secretary

Richard Moticska, Treasurer

Steve Bowles, Director

Rusty Burns, Director


Mike Ferrall, Director

Jon Saul, Director

George Stant, Director

Note: Due to the singular purpose of this meeting; to select officers for the 2013 board, no other business was conducted.

The meeting adjourned at 6:51 PM.

Secretary:  Date Approved: 3/14/13
Joe Ratino