

**Minutes of the Summers Creek HOA Board Meeting
March 13, 2014**

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

Meeting Purpose: Board Meeting

Board Members Present: Charles Rock(President), Joe Ratino(Vice President), Richard Moticska(Treasurer), Dan Ferretti(Director), Jim Kinney(Director), Ameen Sarkees(Director), Debra Woods(Director).

Committee Members Present: Joe Ratino(Bd. Rep. & Acting ARC Chairperson)

Homeowners Present: 4

Call to Order: With a quorum established, the meeting was called to order by Charles Rock at 6:05 PM

Reading & Approval of Last Meeting Minutes: Reading of the 2-4-14 and 2-11-14 meeting minutes were waived, having been reviewed online previously. The minutes were approved by general consent.

Reading of Communications

A letter and petition from George Stant contesting the 2014 election was read.

Board Member Reports

The President reported: 1)The challenge to the 2014 election by candidate George Stant failed to attain the required number of valid signatures necessary to demand a review of the election procedure and documentation per our bylaws and was subsequently withdrawn. 2)Covenant violations on Becky Ct.. 3)Rust spotted walls on Summers Creek Dr. being worked. 4)Lawn issues with 543 Summers Creek being worked. 5)Small leak in entrance fountain pump to be repaired in-house with leak stopping compound. 6)March newsletter draft in work and to be released to board for review and comment shortly.

The Treasurer reported on the status of the HOA's finances as follows:

Beginning Operating Balance as of 2/4/2014	\$25,952.01
Income	\$2,417.30
Expenditures	(\$1,269.95)
Total Association Funds as of 3/13/14	\$27,099.36

Committee Reports

Joe Ratino reported on recent ARC activities and issues, including an application for a pool at 1472 Bent Palm Dr. and a fence request at 1483 Bent Palm. Both of these were approved pending receipt of county permits. There was an investigation of an unauthorized vinyl covered PVC structure on the property of 209 Ovidio Ct. that was denied ARC approval based on established CCR guidelines. The structure was subsequently removed by the property owner at the request of the ARC.

Unfinished Business

The Covenant Enforcement Procedure was approved with a vote of 5 in favor and 1 abstaining for not having read the procedure.

The development of a Summers Creek Policy & Procedures manual was approved by unanimous vote.

An update on the Lots 1-5 and 45-73 privacy fence inspection was provided by Charles Rock. The project is 50% complete.

New Business

Stacey Burnworth was unanimously approved by the board as the new Chairperson to the ARC.

The board voted unanimously to send 1st notices to several Becky Ct. properties with various violations of the covenants regarding yard condition.

In accordance with July 1, 2013 changes to the Florida Statute Ch 720.3033 F.S., the Treasurer and Webmaster, Richard Moticska, provided a written disclosure of the relationship between his company MyWebco, LLC and the Summers Creek HOA(to be included with these minutes). In accordance with Ch 617.0832 F.S., the board unanimously approved the conflict of interest transaction represented by the web hosting arrangement provided by MyWebco, LLC and in accordance with Ch 720.3033(2) F.S., unanimously accepted the continuation of the web hosting agreement and domain name renewal provided at a substantial discount through MyWebco, LLC for a total cost of \$60 annually for the year 2014. The domain registrar for the summerscreek.us domain is the GO Daddy Operating Company, LLC.

The President opened the floor to general discussion. No topics were presented.

The Chair adjourned the meeting at 7:29 PM.

Secretary: _____ Date Approved: _____
Stephen Bowles