

**Minutes of the Summers Creek HOA Board Meeting  
June 12, 2014**

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

**Meeting Purpose:** Board Meeting

**Board Members Present:** Charles Rock(President), Joe Ratino(Vice President), Stephen Bowles(Secretary), Richard Moticska(Treasurer), Dan Ferretti(Director), Jim Kinney(Director)

**Committee Members Present:** Stacey Burnworth(ARC Chair)

**Homeowners Present:** 25

**Call to Order:** With a quorum established, the meeting was called to order by Charles Rock at 6:42 PM

**Reading & Approval of Last Meeting Minutes:** Reading of the 3-7-14 meeting minutes were waived, having been reviewed online previously. The minutes were approved by general consent.

**Reading of Communications**

Letters from owners of 208 Ovidio Ct., 268 Ovidio Ct., and the tenant at 258 Ovidio Ct. were read concerning various ongoing nuisance issues and events. A motion was made by the Vice President to have the Association attorney (Minerva Simpson) send a letter to the owners of 258 Ovidio Ct. (Michael and Nancy Buck) requesting the lease for their tenants (William T. Graham and Shiloh Edelman) be terminated for cause. The motion passed by a vote of 4-2.

**Board Member Reports**

**President's Report**

The President reported that the leaks in entrance fountain pump have been repaired, the lid of the junction box cover on the south island of the entrance damaged by the lawn cutters was replaced by the VP, the condition of the lake is very good and free of Chara this year, the material for the ARC Online is ready to upload to the website, a Standards Committee has been formed to consider and decide fines for covenant violation, the lawn and boat related covenant violations on Becky Ct. have been corrected by the owners.

**Vice President's Report**

At our request, the County Health Dept. ordered the owners at 310 Newfound Harbor Dr. to remove a pile of scrap material behind their home that had become a nest for rats and to stop feeding them. The rats are now gone. This action was taken in response to a compliant from a homeowner.

**Treasurer's Report**

Beginning Operating Balance as of 5/8/2014	\$28,776.34
Income	\$257.50
Expenditures	(\$1,087.41)
Total Association Funds as of 6/12/14	\$27,946.43

## **Committee Reports**

### **ARC**

The ARC Chair reported the following recent approvals: 1704 Sharon Ln. patio fence, 236 Becky Ct. shed, 442 SC Dr. house painting, 293 SC roof. The ARC Chair also presented the material prepared for upload to the HOA webpage under the tab "ARC Online."

### **Unfinished Business**

- The President reported the completion of the Lots 1-5, 45-73 community fence inspection and obtained general consent of the board to follow-up with the three owners on the required minor repairs.

### **New Business**

- The Vice President moved to approve the ARC Online addition to the website. The motion passed unanimously.
- The Vice President moved to follow-up with owners to correct substandard lawn conditions at 263, 373, 383 SC Dr. The motion passed unanimously.
- The Vice President moved to contact the County Code Enforcement to correct the blocking of the HOA's easement at 542 SC Dr. The board unanimously approved.
- The Vice President moved to obtain estimates for repairing cracks developing in the entrance wall due to rebar expansion. This motion passed unanimously.
- The President proposed that the final draft of any future HOA rules governing parcels be subject to legal review and membership survey prior to board vote. This proposal will be considered by the Board in a future meeting.
- Board Member Jim Kinney volunteered to periodically inspect the weir to ensure it remains unobstructed with no maintenance issues. The board unanimously approved his acting in that capacity.

The President opened the floor to general discussion and questions from the Membership.

The Chair adjourned the meeting at 8:08 PM.

Secretary: \_\_\_\_\_ Date Approved: \_\_\_\_\_  
Stephen Bowles