

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

Location: Tracey Bagwell Rm., Kiwanis Island, Merritt Island, Florida

Meeting Purpose: Board Meeting

Board Members Present: Charles Rock(President), Richard Moticska(VP-acting/Treasurer), Stephen Bowles(Secretary)

Committee Members Present: 0

Homeowners Present: 12

Call to Order: With a quorum established, the meeting was called to order by Charles Rock at 6:00 PM

Reading & Approval of Last Meeting Minutes: Reading of the 6-12-14 meeting minutes were waived, having been reviewed online previously. The minutes were approved by general consent.

Reading of Communications

A letter from Marnie Stant requesting removal of her name from the Storage Place mailing list was mentioned having been received. Ms. Stant was informed that this had been taken care of.

Board Member Reports

President's Report

The President's report consisted of the following items:

- Showed a sample of an R-G-B based color palette he has been developing for incorporation into the ARC Online section of the website, which includes a baseline of existing colors in Phase I and II.
- The excellent condition and health of the lake this year, which includes the zero use of algacide, the abundance of fish, the consistently favorable dissolved oxygen test results and the cost savings brought about by smart-timing the fountains to run 6 hours/day in hot weather months and 3 hours/day in cool weather months to keep the lake in balance.
- The status of the covenant enforcement activities in progress; including the progress of corrective actions being taken to correct lawn condition violations at 263, 273 and 383 SC Dr. Also, that letters had been issued to 1463 and 226 Becky Ct. for dead palms to be removed and replaced.
- The excellent quality work of Brick Mason Larry Curran on the entrance wall repairs made in July.
- Repair of the South sign light after being knocked it off its pedestal by someone and cleanup of the entrance fountain after someone put soap in it 10-18.
- Community fence repairs nearing completion with 453 SC Dr. the last one remaining.

Treasurer's Report

Beginning Operating Balance as of 10/9/2014	\$19,375.46
Income	\$0.00
Expenditures	(\$1,031.87)
Total Association Funds as of 11/13/14	\$18,343.59

Committee Reports

ARC

There was no ARC activity to be reported.

Unfinished Business

The fence-blocked easement for access to the drainage control structure at 542 SC was tabled indefinitely by general consensus as a no-impact issue.

New Business

- The President's September appointment of Richard Moticska to the position of Vice President in addition to his elected position of Treasurer was ratified unanimously.
- The Treasurer moved to approve his proposed 2015 Budget with no change to the \$125 annual dues. The motion was approved unanimously.
- The President moved to file a lien on 207 Becky Ct. for delinquent dues and issue a 45-Day Notice of Lien on 258 Ovidio Ct. for unpaid invoices. Both motions were approved unanimously.
- The President moved to appoint Patty Orlando and Carolyn Ross as the Nominations/Election Committee for the 2015 Board election. The motion was approved unanimously.
- The President moved to adopt the procedure surveying the membership and obtaining legal counsel on all proposed rules authorized by Bylaw Article VII, Section 7.3.9 prior to bringing them to a board vote. The motion was approved unanimously.
- The President moved to table discussion of the video taping of board meetings until a future meeting. The motion was approved unanimously.
- The president moved to purchase holiday poinsettias not to exceed \$40. The motion was approved unanimously. Debra Woods and Harry Doan volunteered to purchase and plant them near the entrance fountain with the stipulation that the existing Blue Daze would not be disturbed.

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

The Chair adjourned the meeting at 7:10 PM.

Secretary: _____ Date Approved: _____
Stephen Bowles