

**Minutes of the Summers Creek HOA Annual Homeowners Meeting
February 3, 2015**

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

Meeting Purpose: Annual Homeowners Meeting and Election of 2015 Board of Directors

Board Members Present: Charles Rock (President), Richard Moticska (Treasurer & Vice President), Jim Kinney (Director)

Committee Members Present: Stacey Burnworth (ARC Chairperson)

Homeowners Present: There were 22 homeowners in attendance plus 15 homeowners represented by proxy. This 31% met and exceeded the required 1/5 (20%) quorum requirement to hold the annual meeting and election.

Call to Order: The Elections Committee Chair certified that the required quorum had been met. Charles Rock called the meeting to order at 6:07 PM.

Reading & Approval of Last Meeting Minutes: Reading of the 11-13-14 meeting minutes were waived, having been reviewed online previously. The minutes were approved by general consent.

Reading of Communications: None

President's Report: The President reported a list of accomplishments made by the Board during the past year, including: entrance wall repairs, positive results from active covenant enforcement efforts, maintaining lake quality, continued cost control efforts with dues remaining \$125/yr. and the inspection of the community fence behind the homes bordering the west and south sides of Summers Creek Drive.

Treasurer's Annual Report for 2014

The Treasurer reported the following financial status--

Beginning Operating Balance as of January 1, 2014	\$12,786.52
Income - 2014	\$21,211.30
Expenditures - 2014	(\$17,436.62)
Total Association Funds	\$16,561.20

Board Member Reports: None

Committee Reports: Stacy Burnworth (ARC Chair) reported that the link to the approved color palettes for Phase 1 and Phase 2 were nearly ready. Homeowners who want to repaint their homes the existing color do not require ARC approval. Those who select colors from the approved color palettes do not require ARC approval. If you wish to select a different color palette, prior ARC approval is required.

Unfinished Business: Video Recording Policy was tabled by unanimous vote of the Board to be addressed by the incoming Board of Directors.

New Business:

- ARC Online Color Palette link was unanimously approved for upload to website.

- The results of the recent membership survey were announced and discussed. The President moved to institute a rule to require owners to run background checks on prospective tenants. After some discussion, Jim Kinney moved to table the topic and refer to the new board. The motion received a tie vote with the Treasurer abstaining and did not carry. Additional debate suggested a need for further refinement of the rule. The motion to table was taken up again and carried unanimously

- The new board members were announced by the Nominations/Election Committee (Carolyn Ross and Patty Orlando) to be: Jim Kinney, Richard Moticska, Kathryn Sanders, Ameen Sarkees, Jon Saul, Marnie Stant, and Debra Woods. (Note: there was no formal election due to having fewer candidates than seats, in accordance with Ch 720.306(9)(a) F.S.).

The President opened the floor to general discussion and questions from the Membership. With no questions, the Chair adjourned the meeting at 7:26 PM.

Secretary: Richard Moticska Date Approved: 3/12/15
Richard Moticska, Acting

**Minutes of the Summers Creek HOA Board Post Election Meeting
February 3, 2015**

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

Meeting Purpose: Nomination and assignment of officers from among board members elected at the February 3, 2015 Annual Homeowners Meeting.

Call to Order: Richard Moticska called the meeting to order at 7:34PM

Note: Due to the singular purpose of this meeting, i.e., to select the officers for the 2015 board, no other business was conducted.

The following nominations for office were made and adopted by unanimous vote:

Jim Kinney, President	Kay Sanders, Vice President	Richard Moticska, Treasurer
Marnie Stant, Secretary	Debra Woods, Director	Jon Saul, Director
Ameen Sarkees, Director		

The meeting adjourned at 7:41PM.

Secretary  Date Approved: 3/12/2015
Marnie Stant