

**Minutes of the Summers Creek HOA Board Meeting
November 19, 2015**

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

Meeting Purpose: Scheduled Board meeting

Board Members Present: Jim Kinney (President), Marnie Stant (Secretary), Richard Moticska (Treasurer), Jon Saul (Director)

Homeowners/Residents Attending: 7

Committee Members Present: George Stant, Webmaster

Call to Order: Jim Kinney, President called the meeting to order at 6:00 PM.

Reading & Approval of Last Meeting Minutes: Reading of the minutes from the October 6, 2015 Board meeting were waived. Richard Moticska moved to accept the minutes as previously provided to the Directors. The minutes were approved unanimously.

Reading of Communications:

An email from a homeowner concerning pruning the oleanders at the front entrance was read. An email from a homeowner concerning the condition of the white vinyl fence at the entrance was read. Both items were moved to New Business for further discussion.

Board Member Reports:

Treasurer Report:

Beginning Association Funds as of October 6, 2015	\$19,149.27
Income	\$125.00
Expenditures	(\$2,315.00)
Total Association Funds as of November 19, 2015	\$16,959.27

Committee Reports:

Architectural Committee Report – The ARC Chair reported that she approved two requests from the homeowner at 234 Jenifer Court to replace palm trees and to install flower bed curbing.

Harry Doan and Debra Woods volunteered to plant poinsettias at the front entrance as approved previously by the Board.

The vice president presented 2 letters to the Board for covenant violations. Both were accepted and signed by President Jim Kinney. Several previous violations were reported as satisfactorily completed and closed out.

Unfinished Business:

The lake fountain electrical wiring repair is on hold until Dixon Electric provides a proposal to relocate the wiring from the homeowner's property. The power remains disconnected to prevent risk of injury to any person.

Debris at west end of pond was discussed. The Secretary read the two reports from our environmental service company, Mallard Environmental indicating that action needs to be taken to reduce the muck in the NW and SW fingers. She also reported that Ken Tremble, Mallard Environmental had stated that he could probably obtain the bacterial material recommended by other contractors for approximately \$200. The secretary will ask him for a written proposal.

The Secretary read an email from our attorney regarding the lien and foreclosure process for unpaid dues.

A homeowner requested information regarding access to Board meeting minutes. He was advised that minutes are posted monthly on our community website www.summerscreek.us.

New Business:

Jon Saul will prepare an estimate to place posts around the front entrance pump housing to prevent lawn mowers from damaging the housing.

Richard Moticska moved to appoint Kay Sanders as the board representative and Harry Doan and Ann Bergherm as the committee members to Nominations Committee for the 2016 SCHOA Board of Directors Election. The motion carried unanimously.

The Board will establish written rules and procedures for Board member access to the HOA member contact information (phone and email).

The Secretary will contact Blue Bell Landscaping for a proposal to trim the oleanders at the front entrance.

The President will contact the homeowner adjoining our property to request that their landscaping be trimmed away from our fence.

Homeowner Questions/Comments

A homeowner asked the date of the next Board meeting as the budget must be approved and the dues assessment established at least 30 days prior to the due date of January 1st as per our SCHOA bylaws.

A homeowner asked clarification regarding legal issue with the electrical wiring and code enforcement violation correction.

The Chair adjourned the meeting at 7:07 PM.

Secretary: Marnie A Date Approved: 12/1/2015
Marnie Stant