

**INDIAN CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
JANUARY 5, 2011
HOME OF DAVE SULLIVAN
1588 S. SYRACUSE STREET**

The Indian Creek Board of Directors meeting was held on Tuesday, January 5, 2011 at 7:00 p.m. at the home of Dave Sullivan. Board members present were Nancy Calkins (President), Dave Sullivan (Vice President), Diane Levene (Secretary), Ben Gochman (Treasurer) and Penny Sue Hollon (Member at Large). Danielle Loquercio represented Management & Maintenance, Inc. No homeowners were present.

Call to Order: Nancy called the meeting to order at 7:08 p.m.

Minutes: Ben moved to approve the minute of December 7, 2010 as submitted, Penny seconded, vote unanimous.

Financial Report: The December 2010 financial reports were reviewed and checks were signed. Danielle reported that the error of crediting back the full fine amount to 7961 E. Iowa Ave. was corrected. Half of the fine amount or \$62.50 was put back onto the account and the homeowner was notified.

Diane moved to approve the December 2010 financial report, Dave seconded, vote unanimous.

The common area expenses were reviewed.

Association Registration: Diane inquired if the Association was registered to meet the new requirement established by law. Danielle reported that all Association were automatically registered until March 1, 2011. Danielle reported that the information was submitted, however, the payment method was not yet established on the website. Management & Maintenance, Inc. will complete the registration prior to March 1, 2011.

Carpentry/Painting: Homestead Painting anticipated that the remainder of the paint cycle would take three (3) weeks for completion. The delays are due to the weather.

Lunch Bunch: Penny said that the Lunch Bunch was very nice. Several homeowners attended the Lunch Bunch. Penny will draft an article for the next newsletter.

Gravina-7670/Clinton-7660: The Board reviewed a draft letter from homeowner at 7670 E. Gunnison Place for the Board to send to 7660 E. Gunnison Place. The Board agreed that the letter needed to be altered to meet the purview of the Association. Danielle will redraft the letter and email it to the Board.

The Board agreed that they were not willing to pursue the complaint further as it was an issue between neighbors and not relevant to the business of the Association.

Singing Hills Landscape: The Board agreed to address landscape issues on a spring walkthrough with Singing Hills Landscape. The walkthrough should be scheduled prior to the April 2011 Board of Directors meeting.

Walkthrough: The first walkthrough of the community has been scheduled for Saturday, May 14, 2011 at 9:00 a.m. at the pool.

2011 Projects: The Board discussed items that needed to be completed in 2011. The Board agreed that the pool bathrooms needed to be addressed. They requested Danielle obtain estimate to remodel the pool bathrooms. The remodel should include items that are water resistant, easy to clean and long lasting.

Water to Syracuse Island: The Board agreed to review the proposal to run water to the Syracuse and Florida island. Danielle will obtain a revised estimate from Singing Hills Landscape.

Adjournment: There being no further business the meeting was adjourned at 8:00 p.m.