

Summerbrook Homeowners Association Inc  
Board of Directors Meeting  
June 10, 2025

The Board meeting was called to order by Ron Thibault at 3:00 pm. The meeting was held at 4213 County Road 218, Suite 1, Middleburg Florida

**Present:** Denise/Hector Barrera, Ron Thibault, Shelene/Leroy Armacost and Linda Pruett  
Vina Delcomyn, CAM

**Minutes:** April 8, 2025 – Minutes approved as presented.

**Financials:**

Operating: \$33,376.96

Reserve: \$44,478.40

Delinquent: \$6,723.42

Foreclosure: 1

Lien: 2

**Landscapers;**

Gators lawn service: \$3,000 per month (\$36,000) – provide irrigation head repair – price per visit: 857.14

Four Seasons Outdoor: \$5,333.33 per month (\$64,000) - includes changing out irrigation heads/bag fert – price per visit: \$1,333. Per visit

LCI (Landscape Consultants): \$1,550 per month (\$18,600) – includes pest/fert/irrigation – price per visit: \$442.86 (Note- Rain Bird needs replaced \$600)

KMG (Current): \$1,300 (\$15,600) – changes irrigation heads – price per visit: \$325.00

After discussion a motion was made by Hector Barrera and second by Shelene Armacost to accept the LCI bid for landscapings. Vina Delcomyn will send termination to Kiss My Grass and contact LCI awarding the contract.

**Lake:**

Phoslock – treatment completed – Florida Waterways has treated for algae and check next visit for Phosphorus content.

**Newsletter:**

Completed and mailed. Items for September newsletter:

Trash Bulk pick up

**Yard of the Month:**

1183 Summer Springs

**Garage Sale:** Approval to order two banners for garage sales

8-1 Saturday

**Next Meeting:**

August 12

**Adjournment:**

With no further business the meeting adjourned 3:50 pm.