

Summerbrook Homeowners Association Inc
Board Meeting – October 14, 2025
Minutes

The Meeting was called to order by Ronald Thibault at 3:13 p.m. The meeting was held at 4213 County Road 218, Suite 1 Middleburg Florida. M

Minutes: The minutes from August 12, 2025 were approved. Motion by Shelene Armacost and seconded by Ron Thibault.

Financials: September 30, 2025

Operating: \$20,415.02

Reserve: \$44,572.14

Delinquent: \$4,887.36

Prepaid: \$2,565.59

Foreclosure: 1 (bank)

Landscapers: Irrigation clock and power has been repaired. LCI submitted an estimate for the entrance beds. After discussion the board voted to accept the estimate of \$2390.00. Motion was made by Hector Barrera and seconded by Vickie Thomas to approve estimate. I opposed. Management will let LCI know not to trim the Crete myrtles.'

Lake: Still have some algae – just serviced this week.

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Violations: 11 violation letters sent out

Having to get tougher – force homes to get cleaned

Old/New Business:

Pressure Washing: Estimate for curbing and sidewalks: \$5700 for the neighborhood. After discussion the decision was to decline – Management to get estimate for just the entrance and along the sidewalk along Old Jennings.

Columns: Cost to repair/correct columns is \$3500 per column. Decision to not have as budget line – can use reserves.

2026 Budget: After review it was decided to keep assessments at \$325 per year and adjust the budget proposal.

Newsletter Items: clean and paint homes, garbage, lawn clippings, trash in pond, play equipment tied down, loose items that can blow around during a storm.

Next Meeting: January 19th – 5 pm

Adjournment:

With no further business the meeting adjourned at 4:51 p.m. Motion was made by Shelene Armacost and seconded by Don Bowerman to adjourn.