

Burnt Store Meadows POA
Board of Directors Meeting
August 15, 2011
Approved Minutes

Call to Order: Paul Schaefer called the meeting to order at 7:01 PM at the Star Hospitality Management Conference Room.

Establish a Quorum: A quorum was established with the following present: Paul Schaefer, Pete Barbaro, Kevin Koch, Brian Dunleavy, Bob Minton, and Tara Musselman. Chris Brady was absent.

Sherry Danko from Star Hospitality Management was also present.

Proof of Notice: The meeting notice and agenda were distributed and posted in accordance with the Association Bylaws and FL Statute 720.

Approval of Minutes: With no additions or corrections, the July 18, 2011 minutes were considered approved.

President's Remarks: Paul Schaefer announced copies of notes from the SCCC and City Meetings as provided by John Burrage were available for all Board members and owners. Paul Schaefer was pleased to see the County heeded his recommendation to post a sign preventing turns from the left lane of the southbound side Route 41 immediately south of the Goodwill and Lemoncelo's exits. Vehicles now must go down to the next opening where there is a turn lane.

Residents' Comments on Non-Agenda Items:

An owner stated he felt the flood color strips would be useful. Paul Schaefer reported there would be no color flood strips on the stop sign posts per the City as BSMPOA was the only group that desired them.

Overnight parking of vehicles at the corner of Dracena and Gold Tree was reported. Star would contact the City.

Star made mention of an owner's request to not have the contractor mow the Greenspace behind his home. The Board was in agreement—the POA contracts for the greenspace. Owners cannot assume responsibility for it.

One owner reported that four feet of grass along the border of the greenspace and the property line was not being mowed behind a home on Royal Poinciana. Star would address with the mowers.

Treasurer's Report:

Financial Update: Pete Barbaro gave an overview on the financials as of July 31, 2011. He reported there was close to \$289,000 in the bank accounts. Almost \$2,500 was collected during the last month. \$1,300 for the current year, and \$1,200 for the past. The account receivables were in line with last year. The year-end carry over is expected to be approximately \$240,000.

Collections: Sherry Danko reported that only one owner had made two installment payments. Pete Barbaro asked Star to ask how far the company would go with their collection efforts. Two months had past with only one owner making a partial payment.

Tax Payment: Kevin Koch reported his father (a CPA) was in agreement with the opinion from Geoff Lorah. Assuming the third opinion was in agreement that the tax liability was indeed approximately \$22,000, Tara Musselman moved, and Kevin Koch seconded to pay the taxes prior to the end of September. The motion carried.

Unfinished Business:

Erosion Issue on Trumpet Tree: Paul Schaefer will report next month.

North & South Seagrape Mailing: Although not all owners contacted submitted their response, Sherry Danko reported those that did have no objections to the wall. Following the outcome of the annual meeting, further follow up may be needed.

Proposed 2011-2012 Budget: By general consensus, the Board was in agreement to mail the proposed budget as distributed to the board and discussed at the July meeting.

Annual Meeting:

Candidates: Tom Erhardt, Paul Schaefer, and Larry Sigurdson.

Mailing Packet: Sherry Danko distributed copies of the proposed forms. The Board was in agreement that all were fine. The only change was to eliminate the guard rail (without trees and shrubs) as an option. Robyn Sigurdson will have the newsletter to Star by the following week for inclusion in the packet.

Parliamentarian: Sherry Danko reported that Eugene Coy confirmed his availability to attend the meeting.

Vote Counters: Henry Ereth, Tara Musselman, and Robyn Sigurdson volunteered to be vote counters. Tara Musselman would bring a fourth person with her.

New Business:

Proposed Amendment to the Bylaws: Tara Musselman advised that Chris Brady tendered his resignation to the Board effective immediately due to health issues and personal obligations. The Board would address the vacancy after the annual meeting. Following some discussion, Tara Musselman moved, and Kevin Koch seconded to put forth an amendment to the membership reducing the size of the Board from seven to five due to difficulty in recent years in getting volunteers to run for the Board. Kevin Koch stated it was sad about the lack of participation. The motion carried. Letters would be mailed.

Delinquent Owners: In accordance with Florida Statute 720, Tara Musselman moved, and Pete Barbaro seconded to take away the voting rights of those owners who are delinquent 90 days or more. The motion carried.

Next Meeting: The next Board meeting would be the Organizational Meeting following the Annual Membership meeting on September 26, 2011 at 6:30 PM at the Burnt Store Presbyterian Church.

Adjournment: With no further business to come before the Board, the meeting adjourned at 8:00 PM.

Sherry Danko

Sherry Danko for Keith Koch, Secretary