

Burnt Store Meadows POA
Board of Directors Meeting
February 22, 2010
Minutes

Call to Order: Maike Federici called the meeting to order at 7:05 PM at the Star Hospitality Management Conference Room.

Establish a Quorum: A quorum was established with the following present: Maike Federici, Pete Barbaro, Ray Chapman, Brian Dunleavy, and Tara Musselman. Paul Schaefer and Chris Brady were absent.

Sherry Danko from Star Hospitality Management was also present.

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

Approval of Minutes: With the only revision to the January 25, 2010 minutes were considered accepted.

Chief Albert Arenal: Maike Federici announced that Chief Arenal will attend the March meeting to provide a department update and discuss the customer satisfaction survey.

President's Remarks: In response to Maike Federici's request, Robyn Sigurdson agreed to compile the next newsletter. Board members were directed to forward articles to Robyn.

SCCC and City Committees: Maike Federici read a report from John Burrage regarding the updates from the SCCC meeting (next meeting 2/25/10 at 9 AM at the PGI Civic Association Center) and from the City meetings which he attends. Mentioned were the Route 75 road project, bike loaner program, and restaurant signage.

Residents' Comments on Non-Agenda Items:

The Board was asked if there would be a yard sale this spring as previously mentioned. As of last month, no volunteer had been forthcoming to chair the event so none was scheduled. Tara Musselman now offered to chair the event. It is scheduled for December 4, 2010.

Comments were made about the deterioration of the road at the Route 41 entrance as well as other areas. Star would contact Bill Albers to ask where Burnt Store Meadows was on the list for road re-paving. Star would also contact the city about the unfinished sod replacement near Satsuma and Royal Poinciana due to a water main break. In addition, Star would contact the City regarding the foliage in need of care at the entrances.

Haiti: Tara Musselman thanked Tom Fixmer for bring the two busloads of donated supplies to Haiti.

Committee Reports:

Tree Adoption: Tom Fixmer advised he inspected the trees after the freeze. The foxtails have significant damage. He asked how the Board wishes to proceed. After some discussion, Tara Musselman moved, and Brian Dunleavy seconded to approve \$750 to replace the dead foxtails with a heartier species. The motion carried. It was suggested that tree replacement be added as a line item to the next budget. Pete Barbaro suggested Tom Fixmer put an article in the upcoming newsletter regarding the tree adoption program. Tom Fixmer also request some additional funds for fertilizer and gas for the vehicle used for watering. Ray Chapman noted the funds could come from contingency. Tara Musselman moved, and Brian Dunleavy seconded to approve \$500 to kick off the 2010 tree adoption program. The motion carried.

Treasurer's Report: Ray Chapman gave an overview of the current financial status. He noted that \$4,273.10 was collected since January. A/R was at \$30,243.97. Ray Chapman stated that the 45-day notice of lien would be mailed on March 1st with the recording of the lien slated for April 15th. It is expected there will be 32 new liens filed. Brian Dunleavy suggested using a collection agency. Ray Chapman voiced his opinion that Sherry and Bill Danko purchasing bank foreclosed property within Burnt Store Meadows is a conflict. Sherry Danko

responded that their owing property was disclosed prior to them being hiring. She further noted the subsequent purchase was based on information available on various banks' websites. She also noted that one of the directors had been advised of the purchase. The other directors did not have concerns. Busey Bank had mailed a check for less than the total amount due on a property they foreclosed. (As they never served the Association with the foreclosure notice, they could not take advantage of the safe harbor provision.) Star was directed to return the check (which had an accompanying letter stating the check would be considered payment in full if deposited) to Busey Bank and request payment for the total amount due.

Old Business:

Burnt Store Road Widening: Sherry Danko reported that Becker & Poliakoff had no updates other than to advise it was expected the official documents would be filed by the end of February.

Drainage Ditch Cleanout (3 areas): Brian Dunleavy reported that Abbott's completed the project at all three areas. The area near Trumpet Tree needed some additional attention which Abbott's addressed. The clogged pipe running under Burnt Store Road and into the Preserve is a real detriment to the system. An owner expressed his opinion that the area addressed near Satsuma did not fully correct the problem. Brian Dunleavy acknowledged it needed more work as with most of the system. However, the parameters of the agreed upon project were met. There would need to be additional maintenance to the entire system. Abbott's had suggested having the entire system surveyed and re-graded. Tara Musselman reminded everyone that the purpose of the ditches is to retain water. She suggested contacting Rick at the city to see what they might assist with as maintenance. Tara Musselman also suggested working with the County and City particularly with the N-1 and S-1 ditches. Star would contact them.

Trash in the Ditches: Sherry Danko reported she received a call from an owner on Coral Tree who complained about the accumulated trash in the ditch near her home. The Board responded that perhaps some volunteers would like to pick up trash as had been done in the past.

Trumpet Tree Erosion: It was noted the area along the ditch behind a home on Trumpet Tree had a bit of a sink hole. After some discussion, Brian Dunleavy moved, and Tara Musselman seconded to approve the \$200 bid from Palm Lawncare to correct the area. The motion carried.

Cul de Sacs: Per the last Board meeting, Palm Lawncare submitted a bid to clear the neglected cul de sacs, plant the City provided shrubs and trees, and spread the City provided mulch. The submitted bid of \$150 per cul de sac was rejected. It was suggested that the cul de sacs with water should retain their shrubs and trees if they have any. Those without water might be better with just keeping the grass/weeds cut low. It was suggested that the trees on cul de sacs be included in the next tree trimming. It was also suggested that FP&L might trim. Star would speak to Palm regarding the unkempt cul de sacs that needed cutting/weeding per the landscape agreement.

New Business:

ARB: An owner on North Tulip had submitted a request to change his paint colors to bamboo shoot green, dried leaf brown, and wilderness. Tara Musselman moved, and Ray Chapman seconded to approve the colors. The motion carried.

Sallie Jones School: Brian Dunleavy reported that the School System was once again trying to "sweep through" the shifting of Burnt Store Meadows students from Sallie Jones to East Elementary. He noted there was a Board meeting on March 9th at 5:30 PM at Education Way with another special meeting—the date of which he did not yet have. Owners were encouraged to attend. Tara Musselman added that Meadow Park was being torn down with its students being shifted to East temporarily during the re-construction. She thought this might postpone the transfer of Burnt Store Meadows students. It was suggested to contact Bill Albers once again on this matter.

Next Meeting: The next Board meeting would be March 15, 2010 at 7 PM at the Star Conference Room.

Adjournment: With no further business to come before the Board, the meeting adjourned at 8:55 PM

Sherry Danko

Sherry Danko for Pete Barbaro, Secretary