

**Burnt Store Meadows POA
Board of Directors Meeting
July 19, 2010
Minutes**

Call to Order: Paul Schaefer called the meeting to order at 7:00 PM at the Star Hospitality Management Conference Room.

Establish a Quorum: A quorum was established with the following present: Paul Schaefer, Pete Barbaro, Ray Chapman, Brian Dunleavy, 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: Brian Dunleavy inquired if Maik Federici would be submitting a written resignation. Tara Musselman responded that the Board accepted her e-mail resignation at the last meeting. With no corrections or additions, the June 21, 2010 minutes were considered accepted.

President's Remarks:

SCCC: Paul Schaefer announced the next SCCC meeting would be on July 22 at 9 AM at the PGI Civic Association Center. He read from comments provided by John Burrage regarding highlights from the SCCC meetings and City meetings. Copies were available for the membership. One particular item of interest: the SCCC membership voted to address the full length of Burnt Store Road with the County Commissioners while costs are low and phase I came in under budget.

Residents' Comments on Non-Agenda Items: It was noted the bushes near the sign by the Route 41 entrance were blocking the sign and needed to be trimmed.

Treasurer's Report: Ray Chapman reported \$2,528.61 was collected since last month. A/R is up as compared to last year. The new Board should look to open a CD from the funds sitting in the Money Market from the recently expired CD. Ray Chapman asked why there were checks for the trimming of additional trees and rip rap. Brian Dunleavy responded that the trees were brought to his attention. After confirming they were on the common area, he asked Palm Lawncare to trim. The check for the rip rap was for spraying of the weeds in the rip rap. Also questioned was the check to Henderson Franklin as an expert witness for the lawsuit. Brian Dunleavy requested an accounting of what Becker & Poliakoff had spent to date and also wanted to know if there would be any additional charges similar to the Henderson Franklin charge. Tara Musselman advised she thought the Henderson Franklin invoice was in accordance with the agreement with B&P.

Old Business:

Wink Truck: Sherry Danko advised a letter was sent to the applicable owner. The truck was not seen parked in the back yard since the last meeting. Star would contact the City regarding the commercial van on Gold Tree.

Tree Adoption: After some discussion, Tara Musselman moved, and Pete Barbaro seconded to change the tree adoption program and no longer provide funding from the POA. Discussion followed. Tara Musselman suggested handling the plantings like an ARB request. Ray Chapman didn't want the trimming handled by the POA if the program changes. Paul Schaefer suggested only allowing self-cleaning trees. It was suggested this be put to a vote of the membership at the annual meeting. Tara Musselman withdrew her motion.

Shrubbery at Pumping Station: Sherry Danko read an update from the City stating it will be done. The department was just waiting for their landscape expert to advise the best type of shrubs to plant.

Burnt Store Road Widening Project: Sherry Danko advised the Motion for Summary Judgment and Motion to Disburse Funds was scheduled for September 27th at 2:30 PM. Sherry Danko gave an update of the project itself advising the County's website indicated a pre-construction meeting was scheduled for July 22 at which time, the Notice to Proceed date will be set for the actual start of construction.

Cul de Sacs: Sherry Danko advised the cul de sacs were mowed and/or weeded. Star would contact the City about trimming a palm on the cul de sac on Powder Puff.

Palm Lawncare: Brian Dunleavy advised he felt Palm Lawncare had completed the greenbelt mowing and ditch trimming timely. Brian Dunleavy also advised an additional two ditch trimmings would be needed as provided in the contract. Tara Musselman was unhappy they were working on evening, Sundays, and even on July 4th. Sherry Danko suggested advising Palm Lawncare about limiting work hours. An owner present suggested spraying the ditches to avoid trimming. The Board

responded that this was unacceptable as total elimination of the growth in the ditches caused erosion. At the August meeting, Tara Musselman will bring some information regarding aquatic plants.

ARB Forms: The Board suggested removing roofs and windows from the form and adding some mention of properly disposing of garbage and of any applicable parking restrictions. The Board noted that volunteers to be ARB members would be helpful to review requests and make recommendations to the Board. Volunteers will be requested at the annual meeting.

Welcome Packets: Sherry Danko provided a list of the closings for the past two months. Tara Musselman will deliver packets to owners living in their newly purchased homes. For all others, the inserts only will be mailed.

Newsletter: By general consensus, the Board agreed to wait until August to send the next newsletter in conjunction with the annual meeting materials. Additional topics to be included: Burnt Store Road project and litigation, backflow preventer letters, community yard sale on 12/4, advise owners who are mowing the green space near their homes and tell Palm Lawncare to cease mowing should be advised this is inappropriate. Mention would be made regarding the Christmas Lights Display contest. A resident and owner of After a Disaster, Inc. offered to donate \$50 for the event. (After the meeting, he changed the amount to \$100.00.)

Annual Meeting: By general consensus, the Board agreed to have the Parliamentarian attend the meeting and to invite Howard Kunik to speak 15-20 minutes at the annual meeting, followed by some Q&A. To date, there have been no responses to the postcard. Pete Barbaro and Tara Musselman volunteered to run again. Chris Brady will likely run. Ray Chapman will not. The fifth available position was due to Maik Federici's resignation. Thus the Board decided to fill the position at this time in accordance with the Bylaws. Tara Musselman moved, and Pete Barbaro seconded to appoint Robert Minton. The motion carried. Sherry Danko distributed a draft 2010-2011 budget as requested by Pete Barbaro. There was discussion on new signs similar to Burnt Store Lakes and Village. The Board reviewed and made some recommended changes as follows: separate postage into its own line item and budget \$25,000 for ditch maintenance and \$25,000 for ditch repair rather than a combined category. Sherry Danko will make the suggested revisions. The Board will review and finalize at the August meeting in time to mail with the annual meeting packet. Paul Schaefer wanted to play the role of devil's advocate and raised the issue of reducing the annual fee. After further discussion, all directors except Ray Chapman agreed to wait until after the Burnt Store Road lawsuit and widening project were completed as there were unknown expenses in the future related to these projects.

New Business:

Bank Accounts: Paul Schaefer advised he was against providing personal information for the Association bank accounts in light of recommendations given to protect personal information to avoid identify theft. Currently, the bank accounts requesting authorized signature information were part of the BB&T Association Services program and therefore did not need personal info. The personal information issue arose after the Patriot Act.

BSMPOA E-mails: As Star has taken over this function, Sherry Danko was asking for guidance on what types of e-mails to send and not send. It was agreed if the information was pertinent to Burnt Store Meadows, then e-mail. Tara Musselman will follow up with Carson Sheet regarding the posting of materials to the website. Paul Schaefer asked if the Board thought a Facebook page would be a good idea. The majority agreed it was not necessary at this time.

Annual Meeting Postcard: To date, no response as noted above.

FL Statute Changes: Sherry Danko provided a handout of the recent changes to FL Statute 720. One of the important items pertained to access to records and the need for a waiver for directories and e-mails. A waiver would be included in the annual meeting packet. It was also suggested to put an article in the newsletter.

ARB Request: Tara Musselman moved, and Ray Chapman seconded to approve the request for the owner on Coral Tree to install a pool contingent upon meeting the setback requirements and obtaining a City permit. The motion carried.

Next Meeting: The next Board meeting would be August 16, 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