

Burnt Store Meadows POA
Board of Directors Meeting
May 17, 2010
Minutes

Call to Order: Paul Schaefer called the meeting to order at 7:02 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, and Brian Dunleavy. Chris Brady joined shortly thereafter. Maik Federici and Tara Musselman 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 no corrections or additions, the April 19, 2010 minutes were considered accepted.

President's Remarks:

SCCC: Paul Schaefer read summary comments regarding the South Charlotte County Coalition meeting in late April. The main topic of discussion pertained to the noise from the airplane traffic over Burnt Store Meadows and Seminole Lakes. A new tower will likely help due to redirecting some traffic but would not guarantee any specific level of improvement. The next meeting is May 27 at 9 AM. Roger Baltz, Charlotte County Administrator, will speak about a number of County projects in the planning stages.

E-mail ARB Approval: The Board was in agreement to approve ARB requests via e-mail and ratify at the next Board meeting as long as the request would not be considered objectionable. Postponing potentially contentious decisions to the actual meeting would give owners the opportunity to speak. By general consensus, the Board ratified the earlier decision for the paint colors and four-foot fence variance for the Vinca Rosea property.

Residents' Comments on Non-Agenda Items:

One owner expressed concern about the *Green Sheet* laying in driveways. The owner was advised to call the paper and request cancellation of delivery. The POA could not cancel delivery for the entire property as some owners wished to receive the *Green Sheet*.

Mention was made regarding shrubbery planted by COPG around the pumping station in PGI but not in Burnt Store Meadows.

Mention was also made of the disappointing size of the replacement Foxtail Palm on Royal Poinciana. Sherry Danko would contact the City.

Owners expressed dismay regarding the City's requirement for a backflow preventer test. It appeared this was being required on all homes with an underground irrigation system. Many owners felt if the City was requiring it; the City should provide to have the test completed. Paul Schaefer noted the EPA requires the test. By general consensus, the Board agreed to invite Bill Albers to the next meeting to discuss the matter. Also, the Board discussed asking Bill Albers to delay the 7/9/10 date for completion of the test. Many residents want to wait until he addresses the issue at the next meeting. Sherry Danko would contact him. In the meanwhile, names of plumbers who would do the test ranging in \$45 to \$50 were provided to interested owners.

Committee Reports:

Tom Fixmer thanked the Board for their support. He reported that the planting of 36 trees was scheduled to begin on May 18. Tom Fixmer advised Powell's was being very cooperative. He also said the committee would fertilize the trees. The cumulative total number of trees planted as part of the tree adoption program totaled about 100. Chris Brady raised the issue of the bismarcks not being the size as published in the newsletter article. Tom Fixmer admitted the wrong size was published.

Treasurer's Report: Ray Chapman gave an overview of the current financial status advising owners copies of the financials were available at the table. He noted that \$2,416.20 was collected since last month. Accounts receivable are higher this year than at the same time as last year. 25 owners owe over \$200. 41 owe over \$100. Approximately 15 owe over \$500. There are liens on 28 properties. Ray Chapman recommended holding off on foreclosing on any properties at this time.

Old Business:

COPG Sanitation Trucks: Sherry Danko reported to the City that Board members themselves saw the trucks parking on the lots. The City responded, and trucks have discontinued parking on the vacant lots.

Burnt Store Road Widening: Sherry Danko had previously distributed a draft document to the Board regarding the motion for partial summary judgment. Pete Barbaro had suggested some additional language regarding insurance. Mike Whitt responded he would incorporate the suggestion. The Board was in agreement regarding the document. Sherry Danko gave a brief overview of the legal matter to the owners present.

Drainage Ditches with the City and County: Brian Dunleavy gave an overview of the April 28th meeting with the City and County representatives regarding the drainage ditch issues. The County advised they were not willing to assume responsibility for the Burnt Store Meadows drainage ditches. However, there should be some improvement with the widening project with the changes to the piping going under Burnt Store Road. The City agreed to make sure the grass was cut on the preserve side 100 feet back from the road. Bob Craig from the City met with Brian Dunleavy and reviewed some trouble spots. He advised funds were limited. On a bright note, the City felt the drainage system was one of the driest in the City and added that it was working properly.

Cul de Sacs: Both Brian Dunleavy and Sherry Danko reported they had separate conversations with City representatives who advised there no longer is a cul de sac reduction program due to budget constraints. Repairs would be made for safety issues only. Brian Dunleavy reminded owners they could request shrubs and mulch from the City to plant on the cul de sacs. Sherry Danko advised she would provide a list of the cul de sacs with details about what kind of attention was needed to Palm Lawncare.

Palm Lawncare: Brian Dunleavy gave an update of the work completed to date by Palm Lawncare. He added that Palm would be finishing up the spraying of the rip rap and would mow the greenbelt next week. Beginning June, the greenbelt would be mowed twice per month for the rainy season along with the previously approved schedule of ditch trimming. Brian Dunleavy would also speak to Palm about the tree trimming. Chris Brady expressed concern about the size of Palm Lawncare and hoped his manpower could keep up with the workload.

ARB Review: Sherry Danko advised she provided sample forms to Tara Musselman and Maike Federici for their review. Regarding paint colors, Sherry Danko reported that neither Sherwin Williams nor Home Depot maintained a list of the most popular exterior paint colors for Florida. As noted earlier, it was agreed to approve paint colors and fence variances via e-mail but additions and new construction should be handled at meetings. It was suggested that Star send welcome letters with pertinent information including ARB requirements to new owners.

New Business:

2010 Annual Meeting and Budget Approval Process: At Pete Barbaro's request, Sherry Danko prepared and distributed a reverse timeline for the annual meeting. The Board reviewed the various steps for the process. They agreed to hold the annual meeting on 9/27 at the Burnt Store Presbyterian Church. Kevin Koch volunteered to serve on the nominating committee. Others would be sought. Henry Ereth and Bob Minton offered to be vote counters. Maike Federici or Paul Schaefer should be the designated proxy holder; more likely Paul Schaefer as Maike Federici would be chairing the meeting. Pete Barbaro as Secretary could not be proxy holder as he plans to be a candidate. There was some preliminary discussion on the 2010-2011 budget particularly with regards to what large expense items might be needed. Brian did not feel there would need to be any major repairs for the year. He expected to have the major trimming of the N-1 and S-1 ditches performed the next year. At this early stage, it was thought the budget for the next year would be similar as this year. The contingency expense category would provide for potential legal and Burnt Store Road widening expenses.

Next Meeting: The next Board meeting would be June 21, 2010 at 7 PM at the Star Conference Room.

Miscellaneous:

Ray Chapman advised he would be unavailable for the next three to four weeks.

The Burnt Store Meadows Sallie Jones students would continue going to Sallie Jones and have bus transportation for 2010-2011.

It was agreed Maiké Federici would speak to Robyn Sigurdson about the next newsletter.

Mention was made to consider bulletin boards for the entrances.

Adjournment: With no further business to come before the Board, the meeting adjourned at 8:30 PM

Sherry Danko

Sherry Danko for Pete Barbaro, Secretary