

**Burnt Store Meadows POA
Board of Directors Meeting
October 17, 2011
Approved 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, Larry Sigurdson, Pete Barbaro, Kevin Koch, and Tom Erhardt.

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 August 15, 2011 minutes as well as the September 26, 2011 organizational meeting 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.

Residents' Comments on Non-Agenda Items:

An owner reported an RV had been parked on South Plum Tree for over one week. Star would check and report it to the City if the RV remained parked there.

Another owner complained the Washingtonians are not being maintained on Royal Poinciana near Burnt Store Road. These are trimmed by the City. The City trims trees when funds allow. Star will contact the City.

A complaint was made that the trimmings were left on the rip rap. The contract reads that all trimmings 12 inches or longer must be removed. Star would contact the landscape company.

There was some discussion on the overly tall Areca Palms at the home close to the Route 41 entrance. Sherry Danko advised the City does not charge the owner with a code violation as it is considered Florida friendly landscaping. Star would research.

Treasurer's Report:

Financial Update: Pete Barbaro gave an overview on the financials as of September 30, 2011. He reported approximately \$31,000 in bills were paid including the taxes owed due to the County award. Pete Barbaro also noted that about \$20,000 in revenue was collected towards the annual fees. A/R for 2011 is \$26,843 as compared to A/R for 2010 which was \$21,800.

Collections: Sherry Danko reported that the collection agency appeared to have closed an account. It also appeared they did not collect the full amount. Nor did they include their fee as part of the amount due. There was no response to Star's query on these matters. Star would pursue this matter. One other test case which involved a payment appears to have been handled in accordance with the contract. The Board asked for some information on what the collection agency does to escalate the process (and costs involved) beyond phone calls.

Unfinished Business:

Erosion Issue on Trumpet Tree: Sherry Danko brought some pictures of the affected property. Erosion of the ditch itself seems limited. However, Sherry Danko reported there were several soft areas away from the ditch's edge. The Board felt the owners should attend a meeting to discuss their concerns.

Decorative Safety Barrier: The result of the annual meeting vote indicated the following: of those who voted, 80% were in favor of a safety barrier. Pete Barbaro wanted the Board to discuss if they should spend

additional money to pursue this further. Kevin Koch felt it important that the Board make every effort to determine the desires of the membership so if the final decision was not to install, the Board would have performed their due diligence. Tom Erhardt stated a different approach to obtain owner support would be more successful; perhaps using pictures with facts and figures. Larry Sigurdson added that “real life” pictures taken of sample walls would be effective. Paul Schaefer suggested devoting an entire edition of the newsletter to the wall. Photos could be included as well as a proxy to vote on. This way—there would be no added expense. There was considerable more discussion with the following issues mentioned: the wall would help improve property values both for the short and long term; use business reply envelopes to minimize postage costs; and be sure to include the costs of the project and the source of the funds. Larry Sigurdson moved, and Kevin Koch seconded to postpone publishing the November newsletter until December to enable the information to be gathered and prepared for the special safety barrier edition. The motion carried.

New Business:

2012 Annual Meeting Location: Pete Barbaro indicated he felt the Church was too large, and the sound not conducive to the annual meeting. He suggested a smaller room. Sherry Danko advised the Church has another room that would be more feasible. She would engage that location when time to schedule the 2012 meeting.

Greenbelt/Ditch Oversight Director: Paul Schaefer stated a new oversight director was needed. This director would be available to check the greenbelt and ditches and act as the “go to person” when Star needed a decision. Kevin Koch and Tom Erhardt agreed to share this responsibility.

Next Meeting: The next Board meeting would be November 21, 2011 at 7:00 PM at Star Hospitality Management.

Adjournment: With no further business to come before the Board, the meeting adjourned at 8:02 PM.

Sherry Danko

Sherry Danko for Keith Koch, Secretary