

**BURNT STORE MEADOWS
PROPERTY OWNER'S ASSOCIATION
ANNUAL MEMBERSHIP MEETING
SEPTEMBER 27th, 2010
APPROVED MINUTES**

CALL TO ORDER: The meeting was called to order by Vice President Tara Musselman at 6:40 p.m. at the Burnt Store Presbyterian Church in Punta Gorda, FL.

ESTABLISH A QUORUM: A Quorum was established with 169 owners represented in person or by proxy. The entire Board was present. Bill & Sherry Danko of Star Hospitality Management were also present.

PROOF OF NOTICE: Notice of the Meeting was posted and the agenda was distributed according to the Association By-Laws and Florida Statute 720.

INTRODUCTION OF GUESTS: Tara Musselman introduced the following guests: Parliamentarian Eugene Coy and Guest Speaker Howard Kunik from the City of Punta Gorda.

NOMINATIONS FROM THE FLOOR: There being no self-nominations from the floor, nominations and balloting for board members was closed.

GUEST SPEAKER: Howard Kunik, City Manager, from the City of Punta Gorda spoke regarding progress on infrastructure improvements. Portions of the pedestrian and bicycle walkway have been completed. Eventually there will be a circular pathway of fifteen (15) miles encompassing all portions of the city. The next phase toward that goal will commence on or about July 1, 2011. Floating day docks will be available at the Marina in 2011. There will also be a harbor walk to Fisherman's Village, and the Linear Park has completed Phase I. Finally, the present phase of construction for the Burnt Store Road widening will take eighteen (18) months, finishing in March of 2012. Mr. Kunik responded to several questions from the audience.

APPROVAL OF MINUTES: With no additions or corrections, the minutes from the 2009 annual meeting were considered approved.

OFFICER REPORTS:

PRESIDENT'S REPORT: Paul Schaefer thanked all of the Directors for their service including former President, Maike Federici. He also expressed appreciation to the owners who participated on the following committees: Tree Adoption (Tom Fixmer), Holiday Decorating Contest (Brian Dunleavy and Jerry Plescia), and the Newsletter (Robyn Sigurdson) as well as John Burrage and John Stevens for their efforts on the SCCC and attendance at City meetings. Paul Schaefer touched on the following reminders: due to significant rains, owners were cautioned about increased sightings of snakes and alligators; children at bus stops are being asked to refrain from throwing trash; and parents dropping off and picking up children at the bus stops were reminded not to turn around on the vacant lots. Paul Schaefer reported on the following accomplishments: significant ditch maintenance was performed on three areas; a new landscape company was hired for mowing of the greenbelts

and trimming the ditches; the Board met with Gary Quill regarding the noise from the air traffic to and from the airport; the first ever holiday decorating contest was held; the POA had input into the City's new no-solicitation policy; the POA came together and donated clothing and non-perishables to Haiti; Police Chief Butch Arenal attended a Board meeting to discuss the Department's accomplishments and programs; and City Utilities Director, Tom Jackson, attended a meeting and advised the backflow preventer testing program was on hold for awhile as the City waited for clarifying information from the State.

TREASURER'S REPORT: Ray Chapman announced copies of the August 2010 financials were available at the rear of the Church. He gave an overview of the financial picture of the POA stating it was in good shape despite an increase in outstanding annual maintenance fees as compared to the prior year. The Association will end the fiscal year coming in under budget. He recommended the new Board investigate moving some money into a CD or money market earning a higher rate of interest.

COMMITTEE REPORTS:

TREE ADOPTION: Tom Fixmer spoke on the losses of trees due to the harsh winter conditions of the past two years. Eighty two trees have been planted in the green space. Donations over the past three years have totaled \$13,400 including \$3,000 from the BSM POA. He also stated that he would not be able to continue in this position past this year.

YARD SALE: Tara Musselman announced the community yard sale would take place on December 4th, 2010. There would be a fee of \$5 - \$10 to participate. More details would follow.

HOLIDAY DECORATING CONTEST: Brian Dunleavy advised that the contest would again take place this year. The judging would be done Christmas week.

OLD BUSINESS:

Burnt Store Road Widening: Peter Barbaro spoke on the Burnt Store Road widening project and the eminent domain lawsuit. Construction should be starting soon. The bridge would be closed starting in April 2011. Concern was expressed over the closeness of the proposed road changes to the green space and homes. Peter Barbaro reported that the afternoon's hearing was successful for the POA as the Judge awarded the eminent domain monies to the POA acknowledging that the common area belongs to each owner per their share in accordance with the documents. Negotiations would soon resume regarding the final amount to be received from the county for lands taken.

NEW BUSINESS:

ARB: Paul advised the Board adopted a new form to use for additions and new construction. He also noted that the Architectural Review Board Committee was looking for volunteers.

TREE PLANTINGS: There was significant discussion on continuing the tree adoption program strictly as a volunteer program without POA support. The discussion was tabled.

ENTRANCE SIGNS & BULLETIN BOARD: Tara Musselman requested feedback from the members regarding potential upgrading of the entrance signs. A consensus suggested that prices should be obtained for various options. Also discussed was the desire for a barrier or berm along Burnt Store Road as well as consideration of a community bulletin board.

PRIVACY WAIVER: Sherry Danko reported that a change to Florida Statute 720 impacted the availability of owner information to other owners. Attorneys had suggested the use of a waiver in the event an association used a group e-mail system or distributed a directory. The

same attorneys later advised if the blind carbon copy feature was used, no personal information was being disclosed and a waiver would no longer be needed.

ASSOCIATION CORRESPONDENCE: Due to a recent bogus violation letter being sent, owners were encouraged to call Star Hospitality Management regarding any violations. Individuals who receive a questionable letter should also contact Star to confirm the validity of the letter.

ELECTIONS RESULTS: Peter Barbaro (155 votes), Chris Brady (149 votes), Tara Musselman (148 votes), and Doreen Stoquert (150 votes) were the four candidates elected for the four seats available, all for two-year terms.

ADOPTION OF BUDGET: The 2011 budget was adopted 130 to 25.

ROLLOVER OF SURPLUS FUNDS: The rollover was approved 153 to 5.

DITCHES: Brian Dunleavy reported that the interior ditches were trimmed on a regular basis. Bids would be solicited to continue further work in 2011 especially the N-1 and S-1 ditches. Spraying of the rip rap would be discussed at the next Board meeting as it was part of the current contract. Several residents had comments to make regarding what had transpired in the past including the study on how best to handle the growth and erosion.

NEXT BOARD MEETING: October 18th, 2010 at 7:00 pm at the Star offices.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:30 pm

Bill Danko

Bill Danko for Doreen Stoquert, Secretary