

BURNT STORE MEADOWS  
PROPERTY OWNER'S ASSOCIATION  
ANNUAL MEMBERSHIP MEETING  
SEPTEMBER 26, 2011  
UNAPPROVED MINUTES

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

**ESTABLISH A QUORUM:** A Quorum was established with 199 owners represented in person or by proxy. The following Board members were in attendance: Paul Schaefer, Tara Musselman, Pete Barbaro, Kevin Koch, and Brian Dunleavy. Bob Minton was absent.

Sherry Danko of Star Hospitality Management was 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:** Paul Schaefer introduced the following guests: Parliamentarian Eugene Coy and Guest Speaker, the Honorable Paul A. Stamoulis, Supervisor of Elections.

**NOMINATIONS FROM THE FLOOR:** There being no self-nominations from the floor, nominations and balloting for the board member vacancies were closed.

**GUEST SPEAKER:** The Honorable Paul A. Stamoulis gave an overview of the importance of voting including the history surrounding the development of our democracy. Owners present had the opportunity to ask questions. The presentation was well-received.

**APPROVAL OF MINUTES:** With no additions or corrections, the minutes from the 2010 annual meeting were considered approved.

**OFFICER REPORTS:**

**PRESIDENT'S REPORT:** Paul Schaefer thanked all of the Directors for their service during the past year especially those directors who will not be on the Board next year. He also expressed appreciation to the owners who participated on the following committees: Holiday Decorating Contest (Brian Dunleavy and Jerry Plescia), Community-wide yard sale (Tara Musselman) and the Newsletter (Robyn Sigurdson) as well as John Burrage and Jim Stevens for their efforts on the SCCC and attendance at City meetings. Paul Schaefer reported there had been a recent request regarding the Neighborhood Watch Program. Residents may sign up at the Police Department. Signs are posted at both entrances, and residents are encouraged to report all suspicious behavior to the Police. Paul Schaefer reported on the following accomplishments: \$86,800.50 was received from the County for the eminent domain issue; a new landscape company (Andrew Murray, Inc. f.k.a. Excavation Etc.) was hired for a one-year contract with two one-year renewals; The POA continues to face the challenges of the economy and real estate market; the POA held its second annual holiday decoration contest; the POA expressed its opposition against a proposed City Ordinance change prohibiting all trucks parked in driveways, not just commercial vehicles; the Board also took an opposing position against a permanent traffic light at Acline and Route 41; along a similar vein, the cu-out south of Goodwill is now designated for use by the north-bound lane only; and owners were thanked for utilizing the ARB form for changes to their homes, installing fences, etc.

**TREASURER'S REPORT:** Pete Barbaro discussed the cash position at August 31, 2011. \$276,100 is currently in the bank accounts. Receivables continue to be an issue. A test is in process to see what, if any, success a collection company may have. The POA recently moved some money to Florida Shores Bank to earn more interest and to remain under the \$250,000 FDIC limit at any single bank. Lastly, Pete Barbaro advised that \$20,000 was paid in taxes resulting from the County easement award.

**COMMITTEE REPORTS:**

**YARD SALE:** On behalf of Tara Musselman, Paul Schaefer reported the community-wide yard sale held last December went smoothly. If held again in the future, it would be more successful if additional residents participated.

**HOLIDAY DECORATING CONTEST:** Brian Dunleavy thanked all the residents who participated. There were many beautiful homes. *After a Disaster* was thanked for donating the plaques. The judging for 2011 will be done during the week prior to Christmas. Brian Dunleavy and Jerry Plescia would be the judges again.

**SCCC:** After being invited to speak about the SCCC and COPG meetings, John Burrage moved to reduce the annual fees. There was discussion on the pros and cons. There was no second made, and the motion died. John Burrage had nothing to add regarding the SCCC or City meetings. Copies of his latest report were included in the handouts.

**OLD BUSINESS:**

Burnt Store Road Widening: Paul Schaefer read the brief report provided by Gary Grossman from the County. Beginning September 29, traffic patterns will shift to accommodate work on the east side of the road. Please note that the final permanent road configuration has Scham, Hapsburg, Glaspell, Flower & Eaverson as right in/right out only (available to northbound traffic only), with Cuneo and Notre Dame maintaining full access. Bridge construction is moving along. All bridge piles have been driven, and the project remains on track to have the bridge reopened to traffic in November. As soon as the bridge has reopened, the temporary traffic signal installed at US 41 & Acline Rd will be removed. Overall, the project is going smoothly.

**NEW BUSINESS:**

Discussion on the 2012 Budget: John Burrage recommended reducing the 2012 budget to \$110 as a means to refund the money awarded by the County. The opposing point of view was to utilize the money for a wall or other form of barrier along Burnt Store Road. There was considerable discussion representing both positions. Some felt a refund was in order. Others thought the wall/barrier would enhance property values and improve safety along the roadway. Paul Schaefer asked those in the audience to stand if they supported a refund via a reduced annual fee. Only seven individuals stood. This was a minority. There was some additional discussion with former Treasurer Ray Chapman stating the current bank balance would cover any shortfall that may arise if the annual fee was reduced. Paul Schaefer indicated the vote would determine the outcome of the budget and invited those in favor of a reduction to attend the next Board meeting to discuss further.

Ditches: Jerry Plescia felt all of the ditches should be sprayed. It was advised that spraying all of the vegetation would cause further erosion in the ditches. John Burrage noted SWFWMD recommended planting wild flowers in the ditches to prevent erosion. Concern was expressed about what remains in the ditches after they were trimmed. The contract calls for removal of any debris longer than 12 inches in length. Concerned residents were encouraged to attend the Board meetings to discuss further.

Announcement of the votes:

Installation of a barrier along Burnt Store Road: 156 were in favor and 39 were opposed.

Preference for the type of barrier: Concrete wall: 74; Guard rail with trees & shrubs: 42; and line of trees & shrubs: 41

2012 Budget: The budget was adopted 170 in favor and 17 opposed.

Rollover of Surplus Funds: The rollover passed with 184 in favor and 6 opposed.

Bylaw amendment to reduce the size of the Board to 5: The amendment was adopted with 160 in favor and 28 opposed.

Election Results: The following were elected for two year terms: Tom Erhardt (190 votes), Paul Schaefer (175 votes) and Larry Sigurdson (188 votes).

**Open Discussion:**

There was some discussion on the barrier along Burnt Store Road. One owner present suggested a berm. However, there would be insufficient space to build one properly. The matter of the barrier will require a great deal more consideration before a final resolution.

There was discussion about the spraying of the rip rap. Sherry Danko advised the contract provided for quarterly spraying, and the next application would be in October. General concern about spraying and the impact on the environment was mentioned.

An owner felt the City should provide more for the cul de sacs. He felt Burnt Store Meadows was being short-changed as compared to PGI. Brian Dunleavy encouraged owners to attend the City meetings and voice their concerns.

**NEXT BOARD MEETING:** October 17, 2011 at 7:00 pm at the Star offices.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 8:01 pm

*Sherry Danko*

Sherry Danko for the Board