

**Burnt Store Meadows POA**  
**Board of Directors Meeting**  
**October 19, 2015**  
**Approved Minutes**

**Call to Order:** The meeting was called to order at 7:01 PM by Tom Delebreaux at the Star Hospitality Management Conference Room.

**Establish a Quorum:** A quorum was established with the following present: Pete Barbaro, Ray Chapman, Tom Delebreaux, Pete Keller, and Vicki Perkins.

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.

**President's Remarks:** Tom Delebreaux encouraged owners to sign in.

**Treasurer's Report:**

Financial Update: Pete Barbaro discussed the cash position at September 30, 2015. Approximately \$175,099 is currently in the bank accounts. Cash receipts for were \$1867 with \$174 for the prior years and \$1253 for prepaids. Cash Disbursements were \$11435 for the following: Premier, Lake Doctors Star, Charlotte Plumbing, Web site, C&R Graphics, Burnt Store Presbyterian Church, and utilities. The Board agreed to move the monies received from fines to the social committee.

Audit: Tom Delebreaux advised the Board that the bylaws called for a review of the annual financials. To date, a compilation had been done annually. Sherry Danko added that copies would have to be mailed to all owners. Pete Barbaro moved, and Pete Keller seconded to hire Webb-Lorah to perform the review. The motion carried.

**ARB Requests:**

7510 Carissa-new construction: Approval was tabled until later in the meeting after the performance bond issue was discussed.

Performance Bond: The Board discussed how to address the bond as the vote to amend the deed restrictions failed. The Board requested something in writing from the insurance underwriter regarding the bond. Pete Barbaro moved, and Ray Chapman seconded to disregard the earlier vote and reinstate the requirement for the performance bond immediately and to notify the builders in the area of said requirement. The motion carried with 3 "yes" votes and 2 "no" votes (Vicki Perkins and Pete Keller).

**ARBs, con't.:**

7510 Carissa-new construction: Tom Delebreaux stated the ARB should be tabled until a bond and plot plan were submitted. Vicki Perkins asked why the Board looks at setbacks if the City monitors. Ray Chapman responded because some owners come to the Board first.

519/525 West Cashew-new construction: The recently submitted plot plan was satisfactory. The ARB was tabled until a bond is submitted.

722 Trumpet Tree-painting: Ray Chapman moved, and Pete Barbaro seconded to approve the request as submitted. The Motion carried unanimously.

7503 Coral Tree-buried propane tank: Ray Chapman moved, and Pete Keller seconded to approve as submitted. The motion carried unanimously.

### **Residents' Comments on Non-agenda Items:**

Reference was made about a bridge built behind 7100 No Blue Sage. Ray Chapman would investigate.

Tenant to the left of 710 No Blue Sage needs to mow and pull weeds.

Tom Delebreau will ask owners to sign up at the beginning of future meetings and indicate what they would like to speak about under this segment.

One owner felt the annual budget should be \$234 and not funded with any prior year surplus.

There was discussion on the tree buffer.

Comments were made about the appearance of the entry palms on the west side.

There was a complaint about owners waiting for the school bus parking too close to the stop sign and blocking the view of oncoming traffic.

### **Unfinished Business:**

Deed Restrictions Re-submission: Pete Barbaro suggested another vote on two issues only: the performance bond and the vote requirement for future amendments. Pete Barbaro moved, and Vicki Perkins seconded to approve this approach. The motion carried unanimously.

Cul de Sacs: An owner present voiced his opposition against the rejuvenation program. Tom Delebreau responded that a new approach was being considered. Pete Barbaro reminded those present that the members approved having the POA maintain those cul de sacs not maintained by volunteers. Vicki Perkins reported that Premier should give back a credit for three cul de sacs because the City or volunteers were maintaining them. Pete Barbaro moved, and Ray Chapman moved to rescind the vote of August 17, 2015 to plant ground cover plants on the cul de sacs. The motion carried. Vicki Perkins moved, and Ray Chapman seconded to approve contacting the City, as part of the cul de sac program, for weed spray, weed barrier if possible, mulch, removal of any dead palms, and three palms per cul de sac, and no plants. The motion carried unanimously. Requests for spraying must be submitted prior to October 31<sup>st</sup>. In March, the Board would request the same for the remainder of the cul de sacs not being maintained by owners. Volunteers for spreading mulch were discussed. A bid from Premier would be requested.

AMI Lawsuit: Sherry Danko reported court date of Nov. 11, 2015 for a deposition was scheduled.

Dead and Dying Trees: Tome Delebreau stated there was no warranty because the contract specifically excluded as the tree planted on the north side was not recommended. It was agreed to check to see if, per chance, the nursery provided any kind of warranty despite Greenscapes not providing one. Also, Sherry Danko would contact the extension service to see about a biopsy of the dead trees.

Reference was made to a workers' comp policy to protect volunteers. Sherry Danko would bring information to a future meeting.

### **New Business:**

Ditch Spraying: Ray Chapman reported he received complaints about the smell and appearance of the ditches. Ray Chapman said there is concern regarding the silt buildup and decomposition from the spraying and trimming. Ray Chapman moved, and Pete Barbaro seconded to cease spraying the ditches. Ray Chapman and Pete Barbaro noted "yes". Pete Keller voted "no". Tom Delebreau and Vicki Perkins didn't feel they had enough information to vote. Ray Chapman rescinded his motion, and Pete Barbaro rescinded his second. The Board agreed to inspect the ditches. They would discuss further after the inspection.

Splitting Lots and Assessments: Tom Delebreau reported he, Pete Barbaro, and Sherry Danko had a conference call with the Association attorney, Ernie Sturges. He summarized the attorney's opinion by saying that although the owners could split the lot for the tax purposes, the Single Family deed restrictions did not provide for splitting single family lots, assessments, or votes. Vicki Perkins would like to see the half lot be combined with the first lot. The fee could then be split. It was agreed to see about setting up another conference call with the attorney for all the Board.

Guest Parking: Sherry Danko explained the issue regarding an owner who anticipated a significant number of cars over the Thanksgiving weekend and where they might park on Royal Poinciana. The Board discussed the matter recognizing this would be a problem. They recommended parking at an alternate location and shuttling the guests to their home.

**Adjournment:** Due to the time, Tom Delebreaux stated the remaining agenda items would be carried over to the next regular meeting. Ray Chapman moved, and Pete Keller seconded to adjourn. The motion carried, and the meeting adjourned at 9:25 PM.

Sherry Danko

Sherry Danko for Vicki Perkins, Secretary