

**Burnt Store Meadows POA**  
**Board of Directors Meeting**  
**November 3, 2015**  
**Approved Minutes**

**Call to Order:** The meeting was called to order at 7:02 PM by Tom Delebreaux at the Star Hospitality Management Conference Room.

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

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.

**ARB Procedures & Forms:**

Sherry Danko provided some opening remarks regarding the Board's consideration of separating the ARB approval process from the Performance Bond process. She presented two forms that could be used. If one procedure is contingent upon the other and a bond is never provided, then the new construction plans will also never be approved. The Association attorney agreed the two could be separated and handled as two distinct issues. The Board discussed the pros and cons of making this distinction. Some members present as well as Board members felt the City should be able to bring the POA's ARB requirements to the attention of those residents and builders who obtain a City permit. Ray Chapman moved, and Pete Keller seconded to approve separating the two procedures and approve the draft forms with a notation on the ARB form indicating a separate Performance Bond Form must be submitted. The motion carried unanimously.

**ARB Requests:**

357 Royal Poinciana-new construction: After reviewing the plans, Pete Keller moved, and Ray Chapman seconded to approve as presented contingent upon submitting a revised ARB form and a performance bond form. The motion carried unanimously.

519/525 West Cashew-new construction: Vicki Perkins noted the original request was submitted prior to the reinstatement of the performance bond requirement. Vicki Perkins moved, and Pete Keller seconded to rescind the vote taken at the October 19<sup>th</sup> meeting and approve the plans as presented. The motion carried unanimously.

7510 Carissa-new construction: Ray Chapman indicated that an official plot plan was not submitted. Following some discussion regarding the requirement to submit a formal plot plan, Pete Keller moved, and Ray Chapman seconded to approve the plans contingent upon the builder providing an official plot plan before breaking ground and providing a new performance bond form. The motion carried unanimously.

601/607 Trumpet Tree-new construction: After reviewing the plans, Pete Keller moved, and Ray Chapman seconded to approve the plans contingent upon submitting the new performance bond form. The motion carried unanimously.

558 Royal Poinciana-new construction: After reviewing the plans, Ray Chapman moved, and Pete Keller seconded to approve the plans contingent upon submitting a new performance bond form. The motion carried unanimously.

Fencing Issue: Sherry Danko conveyed the tenant at 7513 So. Blue Sage who has a barking dog problem contacted her with a proposed solution. The tenant asked if the Board would approve a secondary silt fence inside of the fenced backyard hoping that blocking the dogs' line of vision would help curtail the barking. The Board and members discussed the matter. The Board was in agreement they would not approve the silt fence and suggested the tenant obtain some training for the dogs or consider kenneling them inside of the home.

**Other:**

Tom Delebreau reported he had seen several coyotes near his home recently. Owners were encouraged to be cautious with children and pets and report any sightings to the City.

**Adjournment:** With no further business to come before the Board, the meeting adjourned at 8:48 PM.

Sherry Danko

Sherry Danko for Vicki Perkins, Secretary