

**Burnt Store Meadows POA**  
**Board of Directors Meeting**  
**November 16, 2015**  
**Approved Minutes**

**Call to Order:** The meeting was called to order at 7:00 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 welcomed everyone in attendance. It was noted a replacement for the SCCC would be needed soon once John Burrage sells his home. Pete Keller volunteered.

**Treasurer's Report:**

Financial Update: Pete Barbaro discussed the cash position at October 31, 2015. Approximately \$253,055 is currently in the bank accounts. Cash receipts for were \$106,090 with \$779 for the prior years. Cash Disbursements were \$28,123 for the following: Premier, Lake Doctors Star, Website, legal, Signtec and utilities. Accounts Receivable totaled \$81,012 with \$8497 for past years.

Financial Review: Sherry Danko reported that the review is in process. Webb Lorah has been provided everything they requested.

**ARB Requests:**

Ray Chapman noted the Documents required a copy of the plot plan for ARB consideration.

Sherry Danko provided the Board a copy of the plot plan for the Sage Homes new construction on Carissa.

330 Clusia Rosea-additional fencing: Pete Barbaro moved, and Vicki Perkins seconded to approve the add on of additional wooden fencing (wood fence was grandfathered by the City.). The motion carried.

142 Acalypha-re-sodding: Pete Keller moved, and Pete Barbaro seconded to approve the request as presented. The motion carried.

Tom Delebreaux suggested setting standards as to what ARBs are required for and not. This will be discussed at a future meeting.

222 Soursop- screen door and garage door: Pete Keller moved, and Pete Barbaro seconded to approve the request as presented. The motion carried.

**Performance Bond Submissions:**

Sherry Danko stated Sage Homes submitted the Performance Bond form for two houses under construction subsequent to the new process. Horizon submitted one for their home on Royal Poinciana. All checked "No" to indicate no bond was obtained. Ray Chapman moved, and Pete Barbaro seconded to ask the Hearing Committee to approve fines as follows: \$100 per day up to a 10 day maximum for not obtaining a bond and \$100 per day for breaking ground before obtaining approval. If the deed restrictions change and eliminate the bond requirement, will the fine be refunded? The answer was no. Pete Keller suggested reducing the fine as it will be passed to the owner. The vote was unanimous. All fines will be made part of the social committee funds.

### **Unfinished Business:**

Deed Restrictions Re-submission: Ray Chapman moved to not re-submit the changes to the membership and reverse the October 19<sup>th</sup> motion and vote. The motion failed as there was no second. Sherry Danko would check on the availability of the Church on the fourth Monday in February. The Board would discuss via e-mail the possible changing of the fiscal year and annual membership meeting date.

Cul de Sacs: Sherry Danko noted the City would not be able to provide any materials for the cul de sacs until after all holiday decorations are installed. Vicki Perkin stated an owner on Sweet Alyssum inquired about planting on the cul de sac near his home. By general consensus, the Board agreed.

AMI Lawsuit: Sherry Danko reported the deposition was postponed as AMI hired an attorney. Tom Delebreau asked Sherry Danko to confirm the balance of the retained and to also confirm the retainer would cover all costs up to and including the hearing.

Dead and Dying Trees: Sherry Danko reported the County Extension Service Office would not perform a biopsy. It was sent to Tallahassee. The Board discussed removing the dead trees. It was agreed to see about further dirt samples from different areas and varying depths. Owners present felt the Board needs to look to the future and recommended a wall. The Board asked Sherry Danko to get a bid to remove the dead trees and a bid to remove the stakes. Pete Barbaro moved, and Pete Keller seconded to have the work performed if the cost does not exceed \$1000. The motion carried.

W/C Policy with Volunteer Coverage: The Board asked Sherry Danko to confirm with the agent if a list of names was required or just agreement to cover volunteers. Pete Barbaro moved, and Ray Chapman seconded to obtain the W/C policy with volunteer coverage to cover volunteers working on the cul de sacs, greenbelts, and all common areas. The motion carried with 3 “yes” votes and 2 “no” votes (Vicki Perkins and Pete Keller).

Ditch Spraying: Ray Chapman shared his thoughts on the problems with continued spraying of the ditches. He shared pictures. The Board discussed the pros and cons. The Board agreed to try to inspect within the next two weeks with golf carts or in quadrants without golf carts. Following the inspection, the Board will discuss further.

### **New Business:**

Violation Protocol: Vicki Perkins made remarks regarding the need for a violation protocol to establish a scale of fines for the various violations and the sequence of letters. She suggested forming a committee. The Board was in full agreement. Robert Troise, Jay Gile (per Carol Moore), and Sherry Danko volunteered to serve on the Committee.

Membership Mailing of Survey & Contact Information: Tabled until a future meeting.

Christmas Light Canal Cruise Deadline: Vicki Perkins announced 32 people had signed up. The cost is \$15.30 per ticket. The cruise is scheduled for December 12<sup>th</sup> and the deadline for reservations is November 30<sup>th</sup>.

Holiday Decorating Contest: Pete Keller volunteer to judge with his wife, Lauren. Debbie Troise also volunteered. Ray Chapman moved, and Pete Barbaro seconded to award the following prizes: gift cards as follows: 1<sup>st</sup> Place-\$100, 2<sup>nd</sup> Place-\$75, and 3<sup>rd</sup> Place-\$25. Star volunteered to contribute \$75. The balance would come from the social committee fund. The motion carried.

Time Limits for Meetings: The Board discussed the issue of the meetings taking too long. The goal would be 1.5 hours for the regular meeting and 1 hour for the second special meeting.

### **Resident Comments:**

An owner discussed the recent unsightly mowing of the triangle on Vinca Rosea. It would be confirmed who is responsible for mowing the area.

There was discussion on replacing the cabbage palms with Royals along Royal Poinciana near Burnt Store Road. Tom Delebreaux felt specimens could be purchased on Pine Island for much less than from a landscape company. Perhaps the City would plant if the POA bought them. Star would check with the City.

Another owner expressed her concern about the Board members talking more than the owners present as they also want to be involved. Everyone was in agreement some balance was needed. She also thought more money was collected for the social fund and asked where it was.\* Sherry Danko thought a smaller amount was donated.

The Board agreed to meet for 30 minutes prior to the regular meeting without owner input just to have preliminary discussion.

Sherry Danko was asked to contact Sage Homes regarding its signage.

**Adjournment:** With no further business, the meeting adjourned at 0:08 PM.

*Sherry Danko*

Sherry Danko for the Board

- The owner called the next morning to say the amount donated was less than she thought.