

Burnt Store Meadows POA
Board of Directors Meeting
December 21, 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: Pete Barbaro, Ray Chapman, Tom Delebreaux, and Pete Keller.

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.

Approval of Minutes: Pete Barbaro moved, and Pete Keller seconded to approve the November 16, 2015 and December 10, 2015 minutes. The motion carried unanimously.

President's Remarks: Tom Delebreaux welcomed everyone in attendance. He announced that Vicki Perkins resigned from the Board. A replacement is being sought. If anyone is interested in serving, please notify Star or the Board.

Secretary's Position: After some discussion, Ray Chapman moved, and Pete Keller seconded to appoint Pete Barbaro Secretary in addition to being Treasurer. The motion carried unanimously.

Treasurer's Report:

Financial Update: Pete Barbaro reported on the financials as of November 30, 2015. Approximately \$271,202 is currently in the bank accounts. Cash receipts for were \$36,784 with \$1000 from a fine. Cash Disbursements were \$18,637 for the following: Premier, Lake Doctors Star, website, legal, insurance and utilities. Accounts Receivable totaled \$51,876 with \$7363 for past years. Pete Barbaro added that monies received from fines are in the social committee account. There is more money in assessments earned as compared to budget as it was determined that two lots were split. Pete Barbaro also explained the check for Star in October. There was a question regarding the description of the payment to Premier. Star would obtain clarification. Pete Keller moved, and Ray Chapman seconded to accept the Treasurer's Report. The motion carried unanimously.

ARB Requests:

7502 Viburnam-painting: Ray Chapman moved, and Pete Keller seconded to approve the request as submitted. The motion carried unanimously.

7367 Satsuma-new construction: Pete Keller moved, and Pete Barbaro seconded to approve the request as submitted. The motion carried unanimously.

7548 Dracena-addition: Ray Chapman moved, and Pete Keller seconded to approve the request as submitted. The motion carried unanimously.

Performance Bond Submissions:

Sherry Danko stated Rayfield Construction (7367 Satsuma) submitted a Performance Bond Submission form and checked "No" to indicate no bond was obtained. Pete Keller 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. Keller suggested reducing the fine as it will be passed to the owner. The motion carried unanimously.

Unfinished Business:

Special Meetings: Tom Delebreaux began discussion on the special meetings with the airport and with the City of Punta Gorda. After some discussion, the Board agreed to schedule the second meeting in January usually held for ARBs to include the City and the second meeting for February, also for ARBs to include the airport. It Invitees for the airport meeting were discussed. The February regular meeting, to be held the 4th Monday, would include the special membership meeting for the deed restrictions. Possible meeting locations are the South Punta Gorda Civic Center and the Woman's Club.

Cul de Sacs: Sherry Danko reported the mulch was delivered and that Jay Gile was coordinating volunteers to spread the mulch. She noted that she had purchase weed barrier for use by the volunteers. Sweet Alyssum was missed by the deliver crew. The City would be contacted.

AMI Hearing: Sherry Danko reported the attorney had nothing new to report. The hearing had not yet been rescheduled. Tom Delebreaux asked Sherry Danko to speak to the attorney about speeding things up.

Ditch Spraying-Board Inspection: To be discussed later in the meeting.

Trees: Sherry Danko reported she obtained a second bid for removal of the dead trees and stakes. However, as the cost exceeded \$1000, she needed to bring the bid back to the Board. Joshua Tree proposed to remove the dead trees and stakes and straps at a cost of \$1235 and to clean the sable palm behind 545/527 Royal Poinciana at a cost of \$225. Both were less than the bids from Premier. Ray Chapman moved, and Pete Barbaro seconded to accept the bid from Joshua Tree for both projects. The motion carried unanimously. Sherry Danko reported she contacted a couple of testing companies regarding testing the soil. Only one agreed to get back to her but did not. The Board agreed to take no further action to replace the dead trees as this time. The owners have tall areca palms along the same area so it should look fine.

New Business:

Ditches & Greenbelts: Ray Chapman opened discussion about the area behind Sweet Alyssum. The greenbelt had visible humps which prevented the rain from running off properly. Ray Chapman moved, and Pete Keller seconded to approve the bid from Abbott's for \$4970 for the work. Sherry Danko noted there was another grading company she used but he was usually more money. The motion carried unanimously. Ray Chapman indicated he received a complaint near North Tulip about the ditch being uneven and not allowing water to properly flow. A bid from Abbott's was obtained for \$23,255 to clean the area out. The Board agreed to postpone any decision on this until after the area parallel to Burnt Store Road immediately off of the N-1 ditch was cleaned out. Abbott's bid to clean this area for \$2820. Tom Delebreaux though he or Edd Weiner had some information stating the County would clean that area. Ray Chapman moved, and Pete Keller seconded to approve the \$2820 bid from Abbott's if the County would no clean the area. The motion carried unanimously. Tom Delebreaux would check his files. Sherry Danko would contact Edd Weiner.

Setting Goals & Survey: Tom Delebreaux would share a list of short term and long term goals with the Board. They agreed to discuss at one of their discussion workshops prior to a regular meeting.

Violation Protocol: Pete Keller volunteered to coordinate to committee to establish a violation protocol.

Membership Mailing: Survey & Contact Info: The Board agreed to handle membership survey in the February newsletter.

Cameras: Tom Delebrea reported that Burnt Store Isles was going to add cameras at the entrances to their community. The Police thought these could be helpful and if any crime occurred. He just mentioned it as food for thought for the future.

Next Meeting: The next regular Board meeting would be January 25, 2016.

Resident Comments: None.

Adjournment: With no further business, Ray Chapman moved, and Pete Barbaro seconded to adjourn. The motion carried, and the meeting adjourned at approximately 8:20 PM.

Sherry Danko

Sherry Danko for Pete Barbaro, Secretary/Treasurer