

**Burnt Store Meadows POA
Board of Directors Meeting
January 25, 2016
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, 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 Ray Chapman seconded to approve the December 21, 2015 and January 11, 2016 Board meeting minutes. The motion carried unanimously.

President's Remarks: Tom Delebreaux welcomed everyone in attendance. He made reference to the upcoming meeting with the Airport and the new Next Door Neighbor e-mail program. Tom Delebreaux made mention of the recent mailbox damage. The Board and members present discussed briefly. Tom Delebreaux added that having cameras at the entrances might have helped identify the culprits.

Treasurer's Report:

Financial Update: Pete Barbaro reported on the financials as of December 31, 2015. Approximately \$296,078 is currently in the bank accounts. Cash receipts for were \$32,925 with \$1325 from prior years. Cash disbursements for December were \$8,048 for the following: Premier, Lake Doctors, Legal, insurance, Star and utilities. Accounts Receivable totaled \$21,319 with \$6,300 for past years. Pete Barbaro indicated copies of the revised November financials were available. They were adjusted to properly reflect the distribution of expenses. Going forward, the greenbelt mowing and ditch trimming payments will be paid on separate checks. Pete Barbaro stated that the 45 notice of lien letters were mailed. Subsequent to the expiration of the 45 day notice period, he suggested reviewing with the attorney any options before taking action. Pete Keller moved, and Ray Chapman seconded to accept the Treasurer's Report. The motion carried unanimously. Pete Barbaro also reported copies of the independent review for 2015 are available from Star.

ARB Requests:

7271 Allamanda-New Constriction (Executive Homes): Pete Keller moved, and Ray Chapman seconded to approve the plans as presented. The motion carried.

380 Royal Poinciana-New Construction (Executive Homes): Pete Keller moved, and Ray Chapman seconded to approve the plans as presented. The motion carried unanimously.

Performance Bond Submissions:

Sherry Danko presented submission forms from Executive Homes for 7271 Allamanda and 380 Royal Poinciana. Both forms were checked "No" to indicate no bond was obtained. Ray Chapman moved, and Pete Keller 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. The motion carried unanimously.

Duplex: Sherry Danko stated an owner living on Royal Poinciana asked if the Board would approve plans to add a mother-in-law addition for her parents. The owner would be amenable to having the two structures connected if

necessary but hoped to do so with a breezeway only. She understood it would mean two annual assessments. The Board agreed they would consider the concept as long as the City approved. Formal plans would need approval.

Unfinished Business:

Special Meetings: Tom Delebreaux announced the airport meeting is close to being scheduled. The date and location were being worked out with Gary Quill. Tom Delebreaux and Ray Chapman will meet with Gary Quill prior to the group meeting. Once the airport meeting is scheduled, the special membership meeting to vote on the two amendments (waiver of the performance bond and changing the voting requirement for future amendments) would be scheduled. Watch for the newsletter for further details.

AMI Hearing: Sherry Danko reported the attorney advised the recent hearing went well as the Judge denied AMI's request to have the case thrown out. A new hearing will be scheduled to continue moving forward with depositions regarding assets. The Board told Sherry Danko to let the attorney know they would consider an offer of a settlement. The Board would look to the attorney to advise when it might be appropriate to make reference to a settlement.

New Business:

S-1 Ditch Blockage: Sherry Danko reported an owner brought the blockage to her attention. She checked the area and reported it was similar although not as bad as it was on the opposite side (N-1). Pete Barbaro moved, and Pete Keller seconded to have Abbott's evaluate and provide a bid if necessary to resolve. The motion carried unanimously.

Mailbox Damage: Discussed earlier in the meeting.

Neighborhood Watch: It was agreed to put the Neighborhood Watch program on a future meeting. An officer from the Police Department would be invited to speak.

Trees: Tom Delebreaux raised the issue of the flying tree debris from the vacant lots because the trees are not trimmed regularly. It was agreed violation letters were appropriate. The Board would look to the Violation Protocol Committee to recommend how to address those owners who ignore the violation letters. Regarding the growth accumulating at the utility poles, complaints can be made to FP&L. A list will need to be created.

Community Yard Sale: Pete Keller advised his wife, Laureen Keller, would chair the event.

February Newsletter: The Board and Vicki Perkins discussed the contents of the February edition. It was agreed to transfer any surplus of advertising revenues over the cost of the newsletter to the social committee beginning with the current fiscal year. The newsletter would also include the 2015 Christmas Decoration Contest winners: First Place: 7505 Wedelia, Second Place: 7352 South Blue Sage, and Third Place: 543 West Cashew.

Next Meeting: The next regular Board meeting would be February 22, 2016.

Resident Comments:

An owner stated the lights for the west entrance were not working. Sherry Danko responded an electrician was scheduled to come out as the GFI was bad.

A suggestion was made to move the 60mph signs to south of the BSM entrance.

Another suggestion was made for contractors to be more careful about parking and to set out safety cones.

Regarding reference to the January 11th minutes, Edd Weiner agreed to follow up with the City on the language in the permitting documents which pertained to the deed restrictions.

It was suggested owners take pictures of contractors tearing up the grass. This would help with addressing the matter with the contractors.

Adjournment: With no further business to come before the Board, the meeting adjourned at approximately 8:38 PM.

Sherry Danko

Sherry Danko for Pete Barbaro, Secretary/Treasurer