

**Burnt Store Meadows POA**  
**Board of Directors Meeting**  
**April 18, 2016**  
**Approved Minutes**

**Workshop:** Between 6:30-7:00PM, the Board met to have some preliminary discussion on the agenda items.

**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.

**Appointment of Secretary:** Pete Barbaro moved, and Pete Keller seconded to appoint Vicki Perkins as Secretary. The motion carried unanimously.

**Approval of Minutes:** Pete Keller moved, and Ray Chapman seconded to approve the March 21, 2016 and March 31, 2016 Board meeting minutes. The motion carried unanimously.

**Treasurer's Report:**

Financial Update: Pete Barbaro reported on the financials as of March 31, 2016. Approximately \$296,078 is currently in the bank accounts. Cash receipts for were \$8844. Cash disbursements for February were \$12,413 for the following: Premier, Lake Doctors, Legal, C&R Graphics, Star, and utilities. Accounts Receivable totaled \$13,424 with \$5,450 for past years. The Board asked Sherry Danko to e-mail a list of receivables with updated comments about the status.

**ARB Requests:**

RV Garage: Tom Delebreaux announced the owner withdrew his request for now.

7518 Paspalum-Painting: Ray Chapman moved, and Pete Keller seconded to approve the request as presented. The motion carried unanimously.

410 Royal Poinciana-Painting: Ray Chapman moved, and Pete Keller seconded to approve the request as presented. The motion carried unanimously.

7345 Powder Puff-Painting: Ray Chapman moved, and Pete Keller seconded to approve the request as presented. The motion carried unanimously.

7315 No. Seagrape-Painting: Ray Chapman moved, and Pete Keller seconded to approve the request as presented. The motion carried unanimously.

**Performance Bond:** No submissions. Based on the recent decision of the Hearing Committee to not approve the fines for not submitting proof of a performance bond, Pete Barbaro expressed his concerns about owners previously fined and who may now request a refund of their fine and how best to protect the Board and POA in the event of a lawsuit. The Board discussed the amount of the fine. Vicki Perkins suggested making it a \$500 fine to make it more palatable to the owners. Tom Delebreaux, Pete Barbaro, and Ray Chapman supported the maximum fine of \$1000 to protect the POA and the Board. Vicki Perkins said she spoke with owners who said they are not building due to the fine. The overall opinion of those owners present were to leave the fine as is and enforce the deed restrictions.

**Unfinished Business:**

Greenbelt & Ditch RFPs/Contracts: Sherry Danko reported that Premier will not reduce the costs of his services. Vicki shared some comments regarding her tour with Darren Babbie. After some discussion, Ray Chapman moved, and Pete Barbaro seconded to approve the third and final year of the common area contract and the N-1 and S-1 contract. Tom Delebreaux suggested removing the cul de sacs from the contract. Vicki Perkins responded that some work will be

needed. The cul de sacs can be included on an as needed basis and on agreed upon terms. The motion carried unanimously.

Violation Protocol Committee Update: Tom Delebrea made some opening remarks and thanked Pete Keller as Chair and all of the members of the committee. Pete Keller provided an overview. Copies of the proposed procedure were distributed. After some further discussion, Pete Barbaro moved, and Vicki Perkins seconded to approve the violation protocol as presented. It was recognized changes and updates will be made as the process moves forward. It was confirmed the first letter would be a warning letter. A cover letter and a copy of the protocol will be mailed to all owners indicating the process will be implemented within 30 days of the mailing. Owners must notify Star if they are unable to remedy their violation in the timeframe described in the protocol. The motion carried unanimously.

Special Membership Meeting: Sherry Danko noted she held off on the mailing for the follow-up meeting in May based on the e-mails exchanged by the Board. After the Board discussed and with the support of the members present, the Board agreed, by general consensus, to not hold the May 16<sup>th</sup> special membership meeting. This was based on the fact that the vote in February did not obtain any more support of the changes to the deed restrictions than in September at the annual membership meeting.

**New Business:**

Survey Results: Vicki Perkins announced she received 30 (out of 981) responses to the survey. The results were varied but the single most recurring theme was to enforce the deed restrictions. She will post the results on the website, Next Door, and in the newsletter. Better communication was also suggested. Based on some comments, it was suggested that a statement be added to the ARB regarding trash blowing around. Owners would also be interested in making credit card payments. Community events were suggested.

Ditch & Greenbelt Evaluations: Vicki Perkins shared pictures and gave a narrative of what she saw while doing the inspection with Darren Babbie. The Board discussed some general cleanup of the ditches. Sherry Danko presented a proposal from McQueen Engineering for an evaluation of the ditches and greenbelts. She also asked Johnson Engineering who did not respond. The Board asked for some clarification of the proposal.

**Next Meeting:** The next regular Board meeting would be May 16, 2016.

**Resident Comments:**

There was some discussion about cameras at the entrances.

The Board approved the request for overnight parking of the RV on May 1.

Vicki Perkins would e-mail the Board regarding articles for the May newsletter.

There is dirt and debris on the sidewalk in front of the house being built by Horizon Homes on Royal Poinciana. Star would contact them.

**Adjournment:** With no further business to come before the Board, the meeting adjourned at approximately 8:55 PM.

Sherry Danko

Sherry Danko for Vicki Perkins, Secretary