

Burnt Store Meadows POA
Board of Directors Meeting
June 20, 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 Vicki Perkins 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 in person or by conference phone.

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 Keller moved, and Pete Barbaro seconded to approve the May 16, 2016 Board meeting minutes. The motion carried unanimously.

Opening Remarks: None.

Treasurer's Report:

Financial Update: Pete Barbaro reported on the financials as of May 31, 2016. Approximately \$278,177 is currently in the bank accounts. Cash receipts for were \$262. Cash disbursements for May were \$2645 for the following: Premier, Lake Doctors, Legal, Star, C&R Graphics, reimbursements to J. Gile & L. Keller, and utilities. Accounts Receivable totaled \$13,331 with \$5,450 for past years. Pete Barbaro referred to the collections as discussed during the workshop. Pete Barbaro asked Sherry Danko to have a draft budget ready for the July meeting to begin the budget discussion.

ARB Requests:

541 Philodendron-Painting: Pete Keller moved, and Pete Barbaro seconded to approve the request as presented. The motion carried unanimously.

526 West Cashew-Painting: Pete Keller moved, and Pete Barbaro seconded to approve the request as presented. The motion carried unanimously.

422 Vitex-Painting: Pete Keller moved, and Pete Barbaro seconded to approve the request as presented. The motion carried unanimously.

124 Acalypha-Painting: Pete Keller moved, and Pete Barbaro seconded to approve the request as presented. The motion carried unanimously.

459 Tabebuia Tree-Painting: Pete Keller moved, and Pete Barbaro seconded to approve the request as presented. The motion carried unanimously.

417 Vitex-Painting: Tom Delebreaux moved, and Pete Barbaro seconded to approve the request as presented-either color palette. The motion carried unanimously.

7502 Pon Kan-Pool: Tom Delebreaux moved, and Ray Chapman seconded to approve the request as presented. The motion carried unanimously.

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

713 Royal Poinciana-Addition of Mother-in-Law Home-Brunderman Building Co.: After reviewing the plans, Pete Keller moved, and Pete Barbaro seconded to approve the plans as presented. The motion carried with 3 “yes” votes and 2 “no” votes (Ray Chapman and Tom Delebreaux).

7435 So. Blue Sage-New Construction-Wirgau South: After reviewing the plans, Pete Barbaro moved, and Pete Keller seconded to approve the request as presented. The motion carried with 3 “yes” votes and 2 “abstentions” (Ray Chapman and Tom Delebreaux abstained as they did not see the plans).

7341 Satsuma-New Construction-Wirgau South: After reviewing the plans, Pete Barbaro moved, and Pete Keller seconded to approve the request as presented. The motion carried with 3 “yes” votes and 2 “abstentions” (Ray Chapman and Tom Delebreaux abstained as they did not see the plans).

Performance Bond: Vicki Perkins made some opening comments regarding the Performance Bond Submission Form procedure.

713 Royal Poinciana: Proof of a Performance Bond was not submitted. Pete Barbaro moved, and Tom Delebreaux seconded to request the Hearing Committee to approve a \$1,000 fine (\$100/day/10days). The Builder offered to place the full amount of the cash for the construction in an escrow account rather than provide an actual bond. The Board agreed to ask the attorney if this would be acceptable. The builder would e-mail Sherry Danko his proposed terms to be reviewed by the attorney. Pete Barbaro withdrew his motion. Tom Delebreaux, as second, agreed to the withdrawal. A decision on a proposed fine was tabled pending additional information.

7341 Satsuma: Proof of a Performance Bond was not submitted. Tom Delebreaux moved, and Pete Barbaro seconded to request the Hearing Committee to approve a \$1,000 fine (\$100/day/10days). The motion carried unanimously.

7435 So. Blue Sage: Proof of a Performance Bond was not submitted. Tom Delebreaux moved, and Ray Chapman seconded to request the Hearing Committee to approve a \$1,000 fine (\$100/day/10days). The motion carried unanimously.

Unfinished Business:

Cul de Sacs: Vicki Perkins reported that 14 cul de sacs were in need of weed control. The cost to spray for weeds by Premier was \$44 per cul de sac. After some discussion about the need to control the weeds, Pete Barbaro moved, and Pete Keller seconded to approve the bid from Premier. The motion carried unanimously. Vicki Perkins announced that the City delivered 69 plants and 15 palms. All but 2 palms have been planted to date. Premier would be trimming the palms on the greenbelt later in the week (June 23 and 24). Sherry Danko noted that Premier would charge \$45 per hour to clean the growth around the bottoms of at palms. The Board discussed briefly and decided to table the discussion until they could determine how many palms actually needed cleaning.

Construction Dumpsters/Clean Site Policy: Sherry Danko provided copies of the draft policy she prepared. The Board discussed several components. Tom Delebreaux moved, and Pete Barbaro seconded to insert a \$500 refundable deposit into the policy and approve as written after sending copies to builders with a 30 day notice period. The motion carried unanimously.

New Business:

Engineer Evaluation of the Ditches: Sherry Danko provided a copy of the proposal from McQueen Engineering (\$2750). The Board discussed the terms of the proposal. Tom Delebreaux made a motion and later withdrew it to approve the proposal. They felt they would prefer a report that provided exact grades and elevations. McQueen did not provide a firm price for this but indicated the cost would increase at least by \$5000 for the survey study. After some discussion, Tom Delebreaux moved, and Pete Barbaro seconded to approve up to \$8000 for the evaluation. If more than \$8000, the Board would reconsider. The motion carried unanimously.

Tree Buffer: Sherry Danko presented bids to replace the trees that died on the north side. Pricing was based on 24 trees. It is likely 26 now. Powell’s was not interested. Davenport in Naples: 24 trees that are 4 feet with no delivery or planting-\$763.20, Joshua Tree with delivery and planting: \$3600 for 4 foot trees, and Bees & Trees-7 foot trees delivered and planted-\$4186.80. It was agreed to take soil samples and have tested at the extension service before making a decision.

Golf Cart Rental: Vicki Perkins stated she felt the ditches and greenbelts should be inspected twice per year. She contacted multiple golf cart companies and had two bids for rentals. The best price was \$265 for a two-seater for use for 1-30 days. Pete Barbaro moved, and Tom Delebreau seconded to approve the rental for one month and to address insurance coverage. The motion carried unanimously.

Lake Doctors: After some discussion regarding concerns over the recent spraying, the Board asked Sherry Danko to schedule a meeting with Lake Doctors, Premier, and a Board representative.

Plantings & Fences in the Greenbelts: Pete Keller reported that during his property inspection with Premier by golf cart, he discovered there are several areas where owners have planted trees and shrubs or installed fences beyond their property line. This makes it difficult, and in some cases impossible, for Premier to properly trim the ditches. During the next golf cart tour, a list will have to be made so letters can be sent to the owners to remove.

Annual Meeting: The Board agreed to schedule the annual membership meeting for September 26th. Sherry Danko would reserve the Fellowship Hall at the Burnt Store Presbyterian Church. First notice of annual meeting and calling for candidates will be mailed to all owners.

Next Meeting: The next regular Board meeting would be July 18, 2016.

Resident Comments:

There were some comments regarding the ditches and their varying depths.

The high grass next to the Plum Creek Condos was noted. The owners were contacted.

One owner present expressed concern about trees planted as part of the tree adoption program and asked if they would be grandfathered from removal. Each would have to be addressed to see if they were blocking access.

Pete Keller asked about the shrubs and trees behind the Goodwill Building. They are blocking access to the N-1 ditch.

Add discussion of changing the fiscal year and moving the annual meeting to the July agenda.

Vicki Perkins provided a list of dead trees to Sherry Danko to send letters. Courtesy letters would also be sent to owners with trees and palms growing into the power lines.

It was agreed to bring a contractor to the next meeting to discuss cameras.

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