

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

**Workshop:** Between 6:30-7:00PM, the Board had some preliminary discussion on the agenda items and on the cameras.

**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, Pete Keller, and Vicki Perkins on the phone or by conference call.

Chris McCluskey. 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 June 20, 2016 and July 11, 2016 Board meeting minutes. The motion carried unanimously.

**Opening Remarks:** Tom Delebreaux and Vicki Perkins did a golf cart inspection and discovered areas that need to be addressed by Premier and Lake Doctors.

**Treasurer's Report:**

Financial Update: Pete Barbaro reported on the financials as of June 30, 2016. Approximately \$251,751 is currently in the bank accounts. Cash receipts for were \$2432. Cash disbursements for June were \$28,858 for the following: Premier, Lake Doctors, Star for 2 months, Abbott's, Charlotte Plumbing, and utilities. The Board discussed options for payments of the annual assessment including bill pay, auto debit, credit card, and wire transfer.

Collections: Pete Barbaro raised the issue of the outstanding collection issues. After some discussion, it was agreed to take action on the three vacant lots without mortgages and have a meeting with the attorney to discuss appropriate collection action for the remaining delinquencies. Pete Barbaro moved, and Pete Keller seconded to approve foreclosing on the afore-mentioned three vacant lots. The motion carried.

**ARB Requests:**

7342 North Ficus Tree-fence: Pete Keller moved, and Pete Barbaro seconded to approve the request as presented. The motion carried unanimously.

7118 North Blue Sage-painting: Pete Keller moved, and Pete Barbaro seconded to approve the request as presented. The motion carried unanimously.

**Performance Bond:**

713 Royal Poinciana: The board discussed the suggestion by the owner's builder to have the Association's attorney hold the full amount of the construction costs in his escrow account and release as draws were requested. The attorney was not convinced this would meet the criteria of the deed restrictions and indicated the cost would exceed of the \$1000 fine. The suggested Sherry Danko go back to the owners and suggest they have their attorney handle both in terms of a written agreement and an escrow account. Ray Chapman suggested opening an account and having two appropriate parties to sign the check, representing the POA and

the owners. Pete Barbaro felt an escrow account was more appropriate. Tom Delebreaux suggested contacting the owners and have their attorney handle the arrangement.

**Unfinished Business:**

Engineer Evaluation: Proposals were provided from McQueen Engineering: Version 1: \$2750 and Version 2: \$4750 without a new analysis and \$14250 with a new drainage survey. Version 2 would be more in depth. The Board discussed the options and the pros and cons of each option and the need for a study. Some specific problems were discussed. Pete Barbaro moved, and Pete Keller seconded to approve version 1 for \$2750. The motion carried.

Soil Sample & Replacement Trees: Vicki Perkins reported she received the results of the soil test. She contacted the Extension Service to provide an explanation. A berm may be beneficial to assist with the problem of sitting water. Vicki and Ralph Perkins commented on their onsite inspection. The matter was tabled until the tests results were clarified. Pete Barbaro suggested sending Greenscapes the soil sample results for their feedback.

Cul de Sacs: Vicki Perkins felt Premier had sprayed the designated cul de sacs on a hit or miss basis. She will contact Premier directly. No all cul de sacs were designated to be sprayed. The Board discussed maintenance of the weeds. Vicki Perkins noted homeowner volunteers were needed to assist. The Board was also investigating granular applications to help. Pete Keller would contact John Deere. Vicki Perkins and Jay Giles would assess the cul de sacs, determine which needed weed control, mulch, and weed barrier would be used. Tom Delebreaux suggested a handyman to spray for weeds. It was noted a license and insurance would be needed. Volunteers do not need a license.

Annual Meeting: September 26, 2016 is the annual meeting date. There are two vacancies. Owners are encouraged to run for the Board. The first notice was mailed.

Cameras: Tom Delebreaux reported tonight's presentation was cancelled. Based on information received to date, the cost is much higher than expected. Tom Delebreaux suggested dropping the issue for now.

**New Business:**

Palms-Burnt Store Road Entrance: Vicki Perkins reported she and Pete Keller reported that they met with Joan Le Beau, arborist from the City. The City would remove the palms at their cost but would not replace. If the POA were to replace with Foxtails, it would be appropriate to stop at the first cross street as the trees past the Seagrapes are in distress. Vicki Perkins noted she and Ralph Perkins visited tree nurseries (Cortes: \$575, Palm Tree-Pine Island: \$425, Growing Grounds: \$475, and Powell's: \$267.50). Eight foxtails from Powell's would cost \$2140. The board discussed pricing, heights, watering, and cost. Vicki Perkins noted she received a vague e-mail from Joan Le Beau which put some doubt on the City removing the palms. She is following up. After some discussion, Tom Delebreaux moved, and Pete Barbaro seconded to approve having the City remove the Washingtonians at the Burnt Store Road entrance and have Powell's plant 8 foxtails at a cost of \$2140 with a one year warranty. Motion was amended to include up to a \$400 allowance for gator bags and granular product. Fund this from the beautification account. The motion carried unanimously contingent upon the City removing the current palms at their cost..

Proposed Amendments: Pete Barbaro noted the purpose of changing the annual meeting date until a later time to allow snow birds to attend. However, this issue also impacts the timing of the collection of assessments. Owners present preferred a reduced fee for a short year and then a second assessment later for the full amount or one assessment for the short term and a full year combined. Owners preferred a one-time combined amount. There was also discussion on the election of directors. This needed clarification from the attorney.

Draft 2017 Budget: Pete Barbaro presented the draft budget for preliminary discussion. Tom Delebreaux was concerned the increase for ditches and greenbelt mowing may need to be higher than anticipated. Discussion

and questions touched on entrance beds, separating the mowing categories, miscellaneous, copy and mailing charges, advertising income, management fee, entrance sign, signs, newsletters, etc. Pete Barbaro will ask Sherry Danko for clarification of several items and will provided an updated draft. The proposed budget will be finalized at the August meeting

There was discussion on Lake Doctors spraying both in terms of timing and coverage. A drive around will be scheduled. Vicki Perkins touched on the meeting with Lake Doctors and Premier.

There was some discussion about purchasing a golf cart rather than renting them. Tom Delebreaux noted a 6 seater was available for \$4200. The Board discussed storage, access, etc.

**Next Meeting:** The next regular Board meeting would be August 15, 2016.

**Resident Comments:** None.

**Adjournment:** With no further business to come before the Board, the meeting adjourned at approximately 9:15 PM.

*Sherry Danko*

Sherry Danko for Vicki Perkins, Secretary