

Burnt Store Meadows POA
Board of Directors Meeting
October 17, 2016
Approved Minutes

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

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: 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.

Approval of Minutes: Ray Chapman moved, and Pete Keller seconded to approve the August 15, 2016, September 26, 2016 organizational, and October 5, 2016 Board meeting minutes. The motion carried unanimously.

Opening Remarks: Tom Delebreaux stated there would be some appointments to the Board.

Director Vacancies & Officer Positions: Ray Chapman tendered his resignation effective immediately as additional owners had volunteered. Pete Keller moved, and Vicki Perkins seconded to appoint Steve Gnech and Mike Corio to fill the two director vacancies. The motion carried unanimously. Both would serve two year terms. Both new directors gave a self-introduction to the members present. Pete Keller moved, and Vicki Perkins seconded to shift the Treasurer's position to Mike Corio. The motion carried. Steve Gnech moved, and Mike Corio seconded to shift the Secretary's position to Pete Keller. The motion carried unanimously.

Treasurer's Report:

Financial Update: Pete Keller reported on the financials as of September 30, 2016. Approximately \$173,046 is currently in the operating bank accounts. There is \$1000 in the construction clean site account. Cash receipts were \$8676. Cash disbursements for September were \$20,102 for the following: Premier, Star, Instar, Vicki Perkins reimbursement, and utilities. Pete Keller stated it was time to have the annual tax return and financial report done. Last year a review was done. The Board discussed the requirement per the Bylaws. They will consider an amendment for the future. Pete Keller moved, and Steve Gnech seconded to have Webb-Lorah complete the review and tax return. The motion carried. The website charges will need to be shifted to the POA credit card from Vicki Perkins' personal card to avoid a reimbursement in the future.

ARB Requests:

7367 Satsuma-Pool & Cage-Casa Pools: Vicki Perkins moved, and Pete Keller seconded to approve the request as presented. The motion carried unanimously.

535 Philodendron-new construction-Sage: Vicki Perkins moved, and Pete Keller seconded to approve the request as presented. The motion carried unanimously.

146 Gold Tree-new construction-DM Dean: No landscape plan, bond submission form, paint colors, roof color, or clean site form were submitted. Construction began before submitting the forms for approval. Mike Corio moved, and Pete Keller seconded to approve the plans contingent upon DM Dean submitting the missing items. The Board discussed their dissatisfaction about the missing information. . Mike Corio rescinded his motion.

Vicki Perkins moved, and Pete Keller seconded the motion to wait on approval until all documents and information were submitted. The motion carried unanimously.

Vicki Perkins moved, and Mike Corio seconded to fine the owner \$100 per day for 10 days for starting construction before submitting their paperwork for approval. The motion carried.

207 Yucca-new construction-DM Dean: Same as above. Vicki Perkins moved, and Pete Keller seconded to fine the owner \$100 per day for 10 days for starting construction before submitting their paperwork. The motion carried.

Performance Bond:

535 Philodendron: With the form being submitted without a bond, Pete Keller moved, and Mike Corio seconded to request the hearing committee to approve a fine for \$100 per day for 10 days (\$1000). The motion carried.

Unfinished Business:

Cul de sacs: Vicki Perkins provided an update on the work being done to manage the cul de sacs. Several more were added to those being sprayed for weeds by Instar. Vicki Perkins noted she contacted the Boy Scouts about assistance; perhaps to earn a badge. Sherry Danko would check on workers comp coverage. Vicki Perkins also reported there is an invasive species of a ground orchid that will need to be dug out and properly disposed of. She also stated that she contacted the City for fertilizer and mulch.

Palms at Burnt Store Road Entrance: There is no City money to remove the dying palms. A waiver from City Council would be needed for the POA to remove them. Another option would be to wait one year and see if the City could include funding in the 2018 budget. Opinions on Next Door were split on spending POA money or not.

Vacant Lot Cleanup: Vicki Perkins and Jay Gile performed the initial drive thru. Sherry Danko did a recent follow up. There was concern about the fining for this. The Board agreed to discuss further at their next meeting.

New Business:

Landscape Contracts: The Board reviewed the current contracts for the N-1 and S-1 ditches as well as the common area maintenance area contract. They were in agreement to split the components of the common area maintenance agreement in order to attract more contractors. Sherry Danko would make the suggested changes on the RFPs and bring them to the next regular meeting. The Lake Doctors contract would also be reviewed. In the meanwhile, their contract would be checked to confirm inclusion of several areas.

The Board would be looking to refresh the plantings at both entrances.

Engineering Report: The Board agreed to table this until the next meeting.

Next Meeting: The next regular Board meeting would November 21, 2016.

Resident Comments:

A resident suggested buying the entrance areas from the City and taking over responsibility for them. This would allow the POA to maintain, the lights, brick bases, palms, etc. to the standard they prefer. Steve Gnech said the City should deed it over for free in order for the POA to carry the cost to maintain.

Adjournment: With no further business to come before the Board, the meeting adjourned at approximately 9:02 PM.

Sherry Danko

Sherry Danko for Pete Keller, Secretary