

Burnt Store Meadows POA
Board of Directors Meeting
November 21, 2016
Approved Minutes

Workshop: Between 5:30-6:00 PM, the Board had some preliminary discussion on agenda items.

Call to Order: The meeting was called to order at 6:02 PM by Tom Delebreaux at the Star Hospitality Management Conference Room.

Establish a Quorum: A quorum was established with the following present: Mike Corio, Tom Delebreaux, Steve Gnech, 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: Pete Keller moved, and Steve Gnech seconded to approve the October 17, 2016, October 27, 2016, and November 10, 2016 Board meeting minutes with an amendment to the November 10th minutes. The motion carried unanimously.

Opening Remarks: Tom Delebreaux reported he attended the airport meeting. A summary of the meeting was in the Sunday paper. Robert Troise added some comments and suggested a committee of BSM and other community residents. Vicki Perkins moved, and Pete Keller seconded to approve the formation of a committee. Steve Gnech, with Pete Keller as an alternate, would serve as the Director Representative. BSM members would include Robert Troise and John Kloster as well as other volunteers. The motion carried.

Treasurer's Report:

Financial Update: Mike Corio reported on the financials as of October 31, 2016. Approximately \$278,836 is currently in the operating bank accounts. There is \$1500 in the construction clean site account. Cash receipts were \$81,240. Cash disbursements for October were \$13,038 for the following: Premier, Star, Instar, McQueen Engineering and utilities. The Board was in agreement to mail a December reminder for those who did not pay their assessment indicating late fees and interest would start accruing in January.

ARB Requests:

7503 Coral Tree-Painting: Steve Gnech moved, and Pete Keller seconded to approve the request as presented. The motion carried with 4 "yes" votes and 1 "no" vote (Vicki Perkins).

7100 No. Blue Sage-Pool-Casa Pools: Pete Keller moved, and Mike Corio seconded to approve the request. The motion carried.

207 Yucca-new construction-DM Dean: Pete Keller moved, and Steve Gnech seconded to approve the request contingent upon not planting on the lot line and to maintain any growth over the greenbelt with a 15 foot clearance.

146 Gold Tree-new construction-DM Dean: Vicki Perkins moved, and Pete Keller seconded to approve the plans as presented. The motion carried.

Performance Bond: 207 Yucca and 146 Gold Tree: With the forms being submitted without a bond, Pete Keller moved, and Steve Gnech seconded to request the hearing committee to approve a fine for \$100 per day for 10 days (\$1000) for both addresses. The motion carried.

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City Council Person Nancy Prafke and City Manager Howard Kunik arrived. The Board asked several questions which Ms. Prafke and Mr. Kunik answered or agreed to research further. Topics included the following: right-of-way area ownership and mowing responsibility; swale blockages; driveways and culvert pipes; storm drain grates; entrance lights and brick bases; removal of dying palms on the Burnt Store Road entrance; City code; and contractors & permitting.

Unfinished Business:

Engineering Report: In response to the Board's request, Sherry Danko obtained bids for some follow up work from McQueen Engineering. Tom McQueen proposed \$750 to write specifications for the swale work and \$850 to perform a dry site visit and make further recommendations if necessary. The Board felt both prices were high. They said no to the specifications and asked for Sherry Danko to speak to the engineer to see if he would be amenable to meeting with Vicki Perkins and Steve Gnech, review the pictures they took, discuss the problems they saw, and make an amendment to the report if necessary and at what cost.

Landscape RFPs: Due to the time, the Board agreed to hold another meeting in the next two weeks to review the RFPs.

Attorney: It was agreed to consider a new attorney in December.

New Business:

Footbridges & Erosion in the Ditches: The Board discussed the footbridges installed in some ditches. They also discussed the need to move all of the rip-rap that fell to the bottom of the ditch back up on to the sides of the ditches. Tom Delebreaux indicated Premier said the estimated cost to remove each ditch would be about \$50. This would need to be confirmed.

Ditch Signs: The Board discussed and decided against posting No Trespassing signs in the ditches. It is likely the culprits would remove and toss on the ground.

Volunteer Palms: Vicki Perkins advised there are numerous volunteer palms growing in the ditches. The number and cost to remove would need to be determined before authorizing an action.

Blockages in the Greenbelts: Tom Delebreaux reported that several homes have overgrowth from trees and/or shrubs behind their homes which block access to the machinery on the greenbelts. He would provide a list so letters can be sent. Two palms behind the home at the corner of Carambola and Royal Poinciana were missed during the palm trimming. There is a pool draining into the ditch that needs to be removed. A letter will be sent.

Next Meeting: The next regular Board meeting would December 19, 2016.

Resident Comments:

On behalf of an owner, Sherry Danko asked if he could park a boat and trailer, owned by a visiting family member, in his driveway for five nights. The Board would agree to two 2-night stays with a day in between with the boat trailer not there.

It is a violation for motorbikes to be operated on the greenbelts.

Adjournment: With no further business to come before the Board, the meeting adjourned at approximately 9:08 PM.

Sherry Danko

Sherry Danko for Pete Keller, Secretary