

Burnt Store Meadows POA
Board of Directors Meeting
January 23, 2017
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 7:00 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 Vicki Perkins seconded to approve the December 19, 2016 meeting minutes. The motion carried unanimously.

Opening Remarks: Tom Delebreaux thanked everyone for attending. Residents were reminded to clean up their pet waste and not to throw cigarette butts on the ground.

Treasurer's Report:

Financial Update: Mike Corio reported on the financials as of December 31 30, 2016. \$306,589 is currently in the operating bank accounts. There is \$5000 in the construction clean site account. Cash disbursements for December were \$19,695 for the following: Star, Instar, legal, Webb-Lorah, Goldman, Tiseo & Sturges, Sun Newspapers, and utilities. The 2015-2016 Compilation is completed. Anyone who wants a copy should contact Star. The annual assessment is now past due. 45-day notice of lien letters have been sent.

ARB Requests:

398 Royal Poinciana-painting: Pete Keller moved, and Mike Corio seconded to approve the request. The motion carried.

7406 So. Blue Sage-pool and cage: Pete Keller moved, and Mike Corio seconded to approve the request contingent upon owner acknowledgement that the Board noted they have concerns about the closeness to the ditch and that if there is future erosion, the owner will have full responsibility if there is damage to the pool and/or deck. A reduction in the size of the pool was also recommended. The motion carried.

7346 No. Tulip Tree-replace screens with sliders: Vicki Perkins moved, and Pete Keller seconded to approve as presented. The motion carried.

7505 Coral Tree-new construction-Pelletier: Pete Keller moved, and Mike Corio seconded to approve the plans as presented contingent upon acknowledgement that the owner must maintain any landscape that hangs over the rear property line with a ground clearance of 15 feet. The motion carried.

434 East Cashew-new construction-Sage: Pete Keller moved, and Mike Corio seconded to approve the plans as presented contingent upon acknowledgement that the owner must maintain any landscape that hangs over the rear property line with a ground clearance of 15 feet. Steven Gnech noted he had issues with the RV garage. The motion carried with 4 "yes" votes and 1 "no" vote (Steve Gnech).

Performance Bonds: 7505 Coral Tree and 434 East Cashew: Pete Keller moved, and Steve Gnech seconded to request the hearing committee to approve a \$1000 fine (\$100 per day for 10 days) for both addresses. The motion carried.

Unfinished Business:

Entry Palms: Vicki Perkins reported City Arborist Joan LeBeau requested the City approve the lowest bid to remove the trees (Hazeltine) with the POA paying one-half of the cost. The process is moving forward.

Ditch Spraying RFP: Sherry Danko provided copies of a proposed RFP. The Board reviewed and made suggestions for some changes. Sherry Danko would revise and send out.

Update on Drainage Proposals: Sherry Danko reported she asked Instar and Premier to bid on the board removal issue on Trumpet Tree per the engineer suggestions. Both declined. She stated that she contacted three companies to provide proposals on the So Blue Sage erosion issue and the sitting water-swale problems identified in the engineer's report. Abbott's provided a bid on the swale problems only. The other two companies declined bidding—one due to distance and one due to the scope. Two companies made recommendations for other companies to bid. They are being contacted.

New Business:

New Attorney: Pete Keller opened discussion about meeting with Christopher Shields from the Pavese Law Firm. After discussing his experience and rates, Pete Keller moved, and Steve Gnech seconded to change to Chris Shields for the Association attorney. Effective February 15, 2017. Current collections with Ernie Sturges would remain with him. The motion carried with 4 "yes" votes to 1 "no" vote (Tom Delebreau). The Board would schedule a meeting with Chris Shields as a group.

Storm Drains & Ditches: The Board agreed to hold a meeting in two weeks to review the data gathered. Afterwards, Nancy Prafke and Mark Gering would be invited to attend a meeting to review the issues and discuss what role the City may have in remedying the problems.

City Wide Swale Project: Vicki Perkins reported the City has a five year program to address the driveway swale problems identified in the City. 17 of 44 addresses are in Burnt Store Meadows. It is possible this program and the storm drain and ditch issues may be tied together. This will be ongoing for years to come.

Entrance Beds & Cul de Sacs: Vicki Perkins reported the landscape committee met and discussed design ideas. They are in favor of Florida friendly and low maintenance plants. The committee also discussed aligning the look of both sides of the Route 41 entrance and discussed updates to the signs. Most cul de sacs have had the mulch spread. Vicki Perkins suggested a pizza party to thank the volunteers.

February Newsletter: Vicki Perkins reported she was compiling the newsletter and still needed the Treasurer's article. Other articles would include a thank you to the vacant lot owners who cleaned up and about the importance of keeping the culverts and storm drains clear.

Violations & Fines: Pete Keller moved, and Vicki Perkins seconded to approve asking the hearing committee to approve a fine for the North Seagrape address where the dogs were barking for two days for a fine of \$25 per day for two days. The motion carried.

Next Meeting: The next regular Board meeting would be February 27, 2017.

Resident Comments:

Tom Delebreau asked that Darren from Premier call him.

An owner asked about allowing the fence height to be increased from 4 to 6 feet. The Board advised they already agreed to the increase from 3 to 4 feet and would approve nothing higher.

Adjournment: With no further business to come before the Board, the meeting adjourned at approximately 8:50 PM.

Sherry Danko

Sherry Danko for Pete Keller, Secretary