

Burnt Store Meadows POA
Board of Directors Meeting
February 9, 2017
Approved Minutes

Call to Order: The meeting was called to order at 6:30 PM by Tom Delebreaux at the Star Hospitality Management Conference Room.

Establish a Quorum: A quorum was established with the following present: Tom Delebreaux, Mike Corio, Pete Keller, and Vicki Perkins. Steve Gnech was absent.

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.

ARBs:

7557 So Blue Sage-painting: Pete Keller moved, and Vicki Perkins seconded to approve the request as presented. The motion carried.

7353 No. Ficus Tree-sliders and windows: Pete Keller moved, and Vicki Perkins seconded to approve the request as presented. The motion carried.

7346 No. Tulip Tree-pool & cage: Vicki Perkins moved, and Pete Keller seconded to approve as presented. The motion carried with 3 “yes” votes and 1 “abstention. (Tom Delebreaux abstained to avoid a potential tie vote.)

442 Scarlet Sage-pool& cage: Pete Keller moved, and Mike Cori seconded to approve as presented. The motion carried with 3 “yes” votes and 1 “abstention. (Vicki Perkins abstained to avoid a potential tie vote.)

7435 So Ficus Tree-new construction-Pelletier: Pete Keller moved, and Vicki Perkins seconded to approve as presented contingent upon meeting the 10 foot setback from the rear property line for any hardwood trees and to maintain a 15 foot ground clearance behind the rear property line. The motion carried with 3 “yes” votes and 1 “abstention. (Tom Delebreaux abstained to avoid a potential tie vote.)

631 Trumpet Tree-new construction-Pelletier: Pete Keller moved, and Mike Keller seconded to approve as presented contingent upon meeting the 10 foot setback from the rear property line for any hardwood trees and to maintain a 15 foot ground clearance behind the rear property line. The motion carried with 3 “yes” votes and 1 “abstention. (Tom Delebreaux abstained to avoid a potential tie vote.)

Performance Bonds:

7435 So Ficus Tree and 631 Trumpet Tree: Neither property provided proof of a performance bond. Pete Keller moved, and Mike Corio seconded to approve requesting the hearing committee to approve a \$100 fine (\$100 per day for 10 days for not submitting a bond). The motion carried with 3 “yes” votes and 1 “abstention. (Tom Delebreaux abstained to avoid a potential tie vote.)

Attorney Letter: Vicki Perkins read the letter prepared by Attorney Chris Shields to send to all owners advising them how the current Deed Restrictions prohibit the Board from taking any action to prevent this or future sex offenders from moving into the community. He encouraged a change in the vote requirement. This would allow those interested owners to make voting decisions. The Board and members discussed the letter and the need for action. The Board agreed to hold a special membership meeting now to vote to change the vote threshold as Mr. Shields suggested. Sherry Danko would contact the attorney about corrections to the letter and preparing the amendment for the special meeting.

Review of the Proposals Submitted: Sherry Danko provided copies of a spreadsheet and the additional proposal from Premier. The Board reviewed and discussed at length. Tom Delebreaux shared his discussion with the bidding companies. They directed Sherry Danko to contact Instar and ask that the cul de sacs only be treated once per month until May. Based on the quality of work and pricing, the Board felt Instar would be the appropriate contactor for the cul de sacs. After review of the proposals including pricing and based on the past performance of Premier, the Board felt Brightview would be the

contractor to select for the other RFPs. Brightview will attend the next workshop and speak to the Board. Sherry Danko was asked to contact the attorney about preparing contracts.

Ditches & Swales: Vicki Perkins reported on what she and Steve Gnech had determined including their discussion with Herston Engineering. It was recommended that a 5-10 year maintenance plan be developed. The drains and discharge pipes have overgrowth that needs to be addressed. More information would be forthcoming at a future meeting.

Next Special Meeting: February 27, 2017 at 7 PM.

The Committees would be added to the agenda.
Residents were reminded again about cleaning up dg waste.

Adjournment: With no further business to come before the Board, the meeting adjourned at approximately 7:49 PM.

Sherry Danko

Sherry Danko for Pete Keller, Secretary