

Burnt Store Meadows POA
Board of Directors Meeting
February 27, 2017
Approved Minutes

Workshop: Between 6:30-7:00 PM, the Board had some preliminary discussion on agenda items. The Board met with Samuel Passafiume from Brightview to discuss their proposal.

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.

Guest Speakers: City Councilperson Nancy Prafke and City Engineer Mark Gering spoke to the Board and the members in attendance regarding the City wide swale program. Mark Gering discussed some specifics of the program including what is scheduled for 2017 and what the future may entail. Owners were encouraged to attend the upcoming budget planning meeting to express their support for designating more dollars in 2018 to continue the program.

Approval of Minutes: Steve Keller moved, and Mike Corio seconded to approve the January 23, 2017, February 2, 2017, and February 9, 2017 meeting minutes. The motion carried unanimously.

Opening Remarks: None.

Treasurer's Report:

Financial Update: Mike Corio reported on the financials as of January 31, 2017. \$312,551 is currently in the operating bank accounts. There is \$6000 in the construction clean site account. Cash disbursements for January were \$6,331 for the following: Star, Instar, Lake Doctors, and utilities. Accounts receivable are \$15518 of which \$9381 is for the current year. The new collection actions will be sent to Chris Shields. Sherry Danko explained the new attorney may send out new 45-day notice of lien letters.

ARB Requests:

7325 So. Plum Tree-painting: Mike Corio moved, and Pete Keller seconded to approve the request. The motion carried.

403 Royal Poinciana-addition of screens and screen to front entry: Pete Keller moved, and Mike Corio seconded to approve as presented. The motion carried.

7142 No. Blue Sage-Landscaping & Window Replacement: Pete Keller moved, and Mike Corio seconded to approve as presented. The motion carried.

7512 So. Blue Sage-new construction-Anderson: Steve Gnech moved, and Pete Keller seconded to approve contingent upon providing a landscape plan in advance for approval. The motion carried.

422 Royal Poinciana-Impact Homes: Steve Gnech moved, and Mike Corio seconded to approve contingent upon providing exterior paint colors and a landscape plan in advance for approval. The motion carried.

411 Scarlet Sage-Painting: Steve Gnech moved, and Pete Keller seconded to approve the request as presented. The motion carried.

Performance Bonds: 7512 So. Blue Sage and 422 Royal Poinciana: Pete Keller moved, and Mike Corio seconded to request the hearing committee to approve a \$1000 fine (\$100 per day for 10 days) for both addresses. The motion carried.

Committee Reports:

Airport: No report.

Landscape: Vicki Perkins reported the removal of the palms on Royal Poinciana is near to fruition. The City was just waiting on come paperwork from Hazelton. Hazelton submitted a bid for \$350 to remove and stump grind the palm in the west planting area. The Board agreed to obtain a bid from Brightview. Pete Keller moved, and Mike Corio seconded to approve up to \$350 to remove the palm, stump grind, and re-set the curbing. The motion carried. Vicki Perkins reported she met with Scott's Landscaping who is very interested in bidding the two entry beds. The plumbagos will be moved to the cul de sacs as they are not appropriate for the entry beds. The monument signs should be cleaned and re-painted. The vapor lights on the west side are not working. Pete Keller moved, and Mike Corio seconded to approve up to \$300 to remove and replace the lights with two led lights. The motion carried. Vicki Perkins raised the issue of bringing water to the triangle medians. Steve Gnech indicated he spoke with Public Works and the City will check to see if feasible and get back to him.

Unfinished Business:

Entry Palms: Discussed under the landscape committee report.

Greenbelt, Ditch, & Cul de Sac Contracts: To formalize the Board's decision: Pete Keller moved, and Mike Corio seconded to approve awarding Brightview with a one year contract with two one year renewals as presented for everything except the cul de sacs. The motion carried. Mike Corio moved, and Pete Keller seconded to approve awarding INSTAR with a one year contract with two one year renewals as presented for the cul de sacs excluding the tree trimming. The motion carried.

Update on Drainage Proposals: Sherry Danko reported she has called all the grading companies she knew or were recommended. She will keep calling companies until she receives at least one additional bid. She suggested contacting Brightview about the Tabebuia Tree and So. Blue Sage projects and will do so.

New Business:

Special Membership Meeting-Amendment prepared by the Attorney: After some discussion, Vicki Perkins moved, and Pete Keller seconded to accept the amendment prepared by the attorney regarding the voting threshold and present it to the membership to vote on at a special membership meeting. The motion carried. The Board agree to hold the meeting on April 5, 2017 at 6 PM at the Burnt Store Presbyterian Church. (Meeting time was later changed to 6:30 PM.)

Other: Tom Delebrea read a statement about his concerns about the use of Next Door and suggested getting an opinion from the attorney. The other Board members felt attorney Chris Shields did not express any concern when Next Door was mentioned at the in person meeting.

Sherry Danko would include a sample proxy in the mailing to help with the instructions for completion.

Next Meeting: The next regular Board meeting would be March 20, 2017.

Resident Comments: None.

Adjournment: With no further business to come before the Board, the meeting adjourned at approximately 8:59 PM.

Sherry Danko

Sherry Danko for Pete Keller, Secretary