

Burnt Store Meadows POA
Board of Directors Meeting
March 20, 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 Delebreau at the Star Hospitality Management Conference Room.

Establish a Quorum: A quorum was established with the following present: Mike Corio, Tom Delebreau, 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: Steve Keller moved, and Mike Corio seconded to approve the February 27, 2017 meeting minutes. The motion carried unanimously.

Opening Remarks: None.

Treasurer's Report:

Financial Update: Mike Corio reported on the financials as of February 28, 2017. \$311,565.90 is currently in the operating bank accounts. There is \$8000 in the construction clean site account. Cash disbursements for February were \$13,047 for the following: Star, Premier, Lake Doctors, Pavese Law Firm, V. Perkins reimbursement, and utilities. Accounts receivable are \$11,359.69 of which \$5381 is for the current year. The Board agree to wait 30 days before sending the two lots on North Plum Tree (where the owner is trying for a short sale) before sending to the attorney for collection.

ARB Requests:

7350 Schefflera-painting: Pete Keller moved, and Mike Corio seconded to approve the request. The motion carried.

534 Philodendron-painting: Pete Keller moved, and Steve Gnech seconded to approve the request as presented. The motion carried.

7500 Ligustrum-fence, well, landscaping: Pete Keller moved, and Steve Gnech seconded to approve the fence and landscaping and disapprove the well (not allowed in deed restrictions). The motion carried.

7512 So. Blue Sage-landscape plan for new construction approved last month: Pete Keller moved, and Steve Gnech seconded to approve the landscape plan, reminding the owner he cannot plant hardwood treed within 10 feet of the rear property line. The motion carried.

7537 Ligustrum-new construction-Sage: Pete Keller moved, and Mike Corio seconded to approve the plans as submitted, reminding the builder of the landscape requirements. The motion carried.

7255 Allamanda-new construction-Wirgau South: Pete Keller moved, and Steve Gnech seconded to approve the plans as submitted, reminding the builder of the landscape requirements. The motion carried.

7166 No. Plum Tree-new construction-DM Dean: Pete Keller moved, and Mike Corio seconded to approve the plans as submitted, reminding the builder of the landscape requirements. The motion carried.

The Board discussed adding a statement to the ARB form indicating trees should not be planted under the power lines.

Performance Bonds: 7537 Ligustrum, 7255 Allamanda, and 7166 No. Plum Tree: Pete Keller moved, and Mike Corio seconded to request the hearing committee to approve a \$1000 fine (\$100 per day for 10 days) for all addresses. The motion carried.

Committee Reports:

Airport: John Kloster reported he and Robert Troise attend all of the meetings. They touched briefly on a lawsuit against the airport, Allegiant & Frontier and the airbuses, passenger fees, and wetland mitigation.

Landscape: Vicki Perkins reported she spoke with Scott's, Powell's, and Beautiful Boundaries for bids for the two entrances. The prices are coming in higher than anticipated. It was suggested having volunteers plant the shrubs may be the best approach. Foxtail ferns and corkscrew crotons would be desirable. Bids to remove the stone and weed barrier were: Instar: \$600, Brightview: \$750, and Scott's: \$1200. Pete Keller moved, and Steve Gnech seconded to have Instar remove the stone. The motion carried. Vicki Perkins added that she would have Hazelton remove the palm on the west side at a cost of \$350 and purchase some palm fertilizer for \$50 from Powell's to treat the palms on the east side. The two bids to remove the areca palms in the greenbelt behind 7504 Coral Tree were: Instar: \$675 and Brightview: \$600. Vicki Perkins moved, and Mike Corio seconded to have Brightview remove the arecas. The motion carried. Bringing water to the medians (Triangles) would end up costing \$2942 per median. One owner offered to split the cost with the POA to do this at the median near his home. The Board would consider during the next budget cycle.

Unfinished Business:

Entry Palms: Vicki Perkins reported this will be completed no later than April 28th.

Ditch Spraying RFPs: Sherry Danko provided copies of the proposals and a summary of costs. The Board agreed that Superior was too low to be effective. As they had concerns about Gulfcoast Aquatics reference to use of a pickup truck, the Board agreed to postpone their decision until April to allow time for follow-up with Gulfcoast Aquatics. Tom Delebreau offered to meet with the owner.

Proposals-Drainage Issues: Sherry Danko presented a bid from Brightview to address the drainage issue, per the engineer, at 508 Tabebuia Tree for \$323.50. Vicki Perkins moved, and Mike Corio seconded to approve the project plus an additional \$100 to include weed barrier. The motion carried. Steve Gnech moved, and Mike Corio seconded to approve the bid from Brightview (\$1486) for the repairs at 7430 So Blue Sage confirming if two drains would be better (at a cost not to exceed \$2000). The motion carried. Sherry Danko continues to pursue bids for the swale issues.

New Business:

New Construction-Parking on Vacant Lots: After some discussion regarding contractors parking and staging on vacant lots next to where they are working and the resulting potential damage, Mike Corio moved, and Steve Gnech seconded to require that the builder obtain permission from the vacant lot owner. The motion carried.

Violations: Nine vacant lots still need to trim their palms. A second fining letter with photo should be sent. Vicki Perkins moved, and Steve Gnech seconded to approve a fine of \$50 per day for 10 days if the owner does not remedy within 30 days of receipt of the second letter. The motion carried. Vicki Perkins moved, and Steve Gnech seconded to send a second letter to 411 Scarlet Sage about parking on the vacant lot. The motion carried.

Other: The Board discussed briefly the upcoming special membership meeting.

Next Meeting: The next meeting will be the April 5th special membership meeting. The next regular Board meeting will be April 17, 2017 at 7 PM.

Resident Comments: None.

Adjournment: With no further business to come before the Board, the meeting adjourned at approximately 8:43 PM.

Sherry Danko

Sherry Danko for Pete Keller, Secretary