

**Burnt Store Meadows POA**  
**Board of Directors Special Meeting**  
**April 5, 2017**  
**Approved Minutes**

**Call to Order:** The meeting was called to order at 6:40 PM at the Burnt Store Presbyterian Church.

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

Sherry Danko was also present, representing Star Hospitality Management.

**Proof of Notice:** The meeting notice was posted and distributed in accordance with the Association Bylaws and FL Statute 720.

**ARBs:**

422 Royal Poinciana-revision: Steve Gnech moved, and Mike Corio seconded to approve the revision to the original plans to push the house back 15 feet. The motion carried.

7510 Coral Tree-fence: Pete Keller moved, and Mike Corio seconded to approve the installation of the fence contingent upon obtaining a permit from the City of Punta Gorda. The motion carried. Tom Delebreaux noted this home also had trees behind it in the greenbelt similar to the next door neighbor which were being removed. He suggested the Board may wish to consider removing them at the same time for a cost savings. The Board was not in agreement as the owner did not ask to have them removed. The trees may have been planted as part of the volunteer tree program.

438 East Cashew-new construction-Sage: Pete Keller moved, and Steve Gnech seconded to approve the plans as presented. The motion carried.

7059 North Plum Tree-new construction-Rayfield: Pete Keller moved, and Mike Corio seconded to approve the plans as presented. The motion carried.

**Performance Bond:**

438 E Cashew & 7059 N Plum Tree: Pete Keller moved, and Steve Gnech seconded to request the Hearing Committee to approve a \$1000 for each address as no proof of bond was submitted (\$100/day/10 days). The motion carried.

**Contractor Issues-Changes to the ARB Form:** The Board discussed having the owners provide proof of the permit before approving an ARB; Sherry Danko read the language from the form which states a COPG permit is required as necessary. An owner expressed concern about spending money on a permit before they know the Board will approve. Sherry Danko suggested adding a statement on the ARB form stating ARB approval is contingent upon submitting a copy of the permit within a specified number of days.

The meeting was suspended to allow the special membership meeting to re-convene and finish.

The Board of Directors meeting re-convened at 7:35 PM.

**Contractor Issues-Changes to the ARB Form, con't.:** Tom Delebreaux tabled further discussion on requiring proof of the permit in advance of ARB approval until the next meeting. The Board discussed contractors staging on vacant lots. This is in violation of City Code. The Board discussed how far are they obligated to take this on, on behalf of the owner of the vacant lot. There is a concern about the

POA enforcing City Code. Vicki Perkins added that this will need further attention as more homes are built.

An owner living on Satsuma expressed concern he never received a responses to a letter he submitted about trimming his trees to allow a 15 foot allowance from the ground. The Board explained this was to allow maintenance of the common area behind his lot. Steve Gnech agreed to visit the property on Friday.

There was discussion about overnight parking on vacant lots. There is no deed restriction against this. However, it is against City Code. Mike Corio moved, and Steve Gnech seconded to refer parking issues of this nature to City Code Enforcement or the non-emergency police number. The motion carried.

**Spraying Proposals:** Sherry Danko provided the Board with copies of an updated summary sheet. After Gulfcoast Aquatics met with Tom Delebreaux, they increased the cost of each spray by \$100. After some review of the proposals and discussion, Mike Corio moved, and Pete Keller seconded to engage Gulfcoast Aquatics. The motion carried. Sherry Danko would provide notice to Lake Doctors and contact the attorney for a contract.

An owner asked about a financial report. He was told a financial report is given at the regular Board meeting.

**Adjournment:** With no further business to come before the Board, the meeting adjourned at 7:50 PM.

Sherry Danko

Sherry Danko, for Pete Keller, Secretary