

Burnt Store Meadows POA
Board of Directors Meeting
April 17, 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, and Vicki Perkins. Pete Keller 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.

Approval of Minutes: Steve Keller moved, and Mike Corio seconded to approve the March 20, 2017 and April 5, 2017 meeting minutes. The motion carried unanimously. It was noted that the INSTAR proposal approved, for \$600 at the March 20th meeting, quoted an incorrect amount. Therefore, the contract was awarded to the next lowest bid—Brightview.

Opening Remarks: None.

Treasurer's Report:

Financial Update: Mike Corio reported on the financials as of March 31, 2017. \$301,462 is currently in the operating bank accounts. There is \$9,000 in the construction clean site account. Cash disbursements for March were \$12,433 for the following: Star, Lake Doctors, Pavese Law Firm, C&R Graphics, Burnt Store Presbyterian Church, V. Perkins reimbursement, and utilities. Accounts receivable are \$11,201 of which \$5181 is for the current year. The Board agreed to review collections at the next regular meeting.

ARB Requests:

620 Trumpet Tree-painting: Steve Gnech moved, and Vicki Perkins seconded to approve the request. The motion carried.

501 West Cashew-painting: Mike Corio moved, and Vicki Perkins seconded to approve the request as presented. The motion carried.

412 Vitex-new construction-Sage: Steve Gnech moved, and Vicki Perkins seconded to approve the plans as submitted, clarifying with the builder of the landscape requirements. The motion carried.

Performance Bonds: 412 Vitex: Steve Gnech 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: No report.

Landscape: Vicki Perkins reported the US 41 entry planting bed is done. It will be hand-watered until the irrigation is operational. The Board discussed the Burnt Store Road entry bed including the possible addition of a pygmy date palm and Christmas palm. Powell's will be installing the new eight palms shortly on Royal Poinciana. The Board agreed the signs need re-painting. Vicki Perkins noted the entry area project is running over budget. Vicki Perkins moved, and Steve Gnech seconded to under spend the tree buffer category by \$1000 and over spend the entrance beds by \$1000. The motion carried unanimously. Sherry Danko will speak to Brightview about their recommendation for planting trees in the area where the 20 trees died along the tree buffer. The Board agreed to add the Philodendron cul de sac to those

maintained by INSTAR from May through October 1. The Board discussed the ruts on the Trumpet Tree triangle median and on the vacant lot between North Seagrape and North Moss Rose.

Unfinished Business:

Approved Bids-Start Dates: Sherry Danko advised Brightview will start the N-1 and S-1 ditches on Wednesday. The Board would like to the palms trimmed immediately following the N-1 and S-1 ditches. They would like the interior ditches cleaned in early May. The Board asked Sherry Danko to find out what Brightview would charge to remove the bridges in the ditches made by kids.

ARB - City Permit: Builders need to be reminded that signs should be of a size to fit on the permit box. After some discussion, Steve Gnech moved, and Mike Corio seconded to add the proof of City permit as an ARB requirement giving temporary approval for 14 days allowing for owners and/or their contractor to provide a copy of the permit. The motion carried unanimously.

Drainage: Sherry Danko reported she requested bids from Patriot Sod and Landmark (The City drainage contractor for the swale project). She had hoped for the proposal from Patriot in time for this meeting. She should have by the next regular meeting.

Vacant Lots-Palm Trimming: Sherry Danko reported she mailed nine letters to vacant lot owners giving them 30 days to comply or the Hearing Committee will convene to consider a fine. The Board requested a list of addresses.

Parking: The Board discussed the issue of parking on vacant lots including the placing of dumpsters and materials on vacant lots by builders. The Board would like Code Compliance to handle as much as possible. The Board discussed builders obtaining written permission to place materials on vacant lots next door to where they are building.

New Business:

Entrance Beds & Signs/Funds: Discussed under the Landscape Committee report.

May Newsletter & Articles: Vicki Perkins opened discussion on what to include in the May edition of the newsletter. Articles discussed were: the voting results of the special membership meeting, no parking on vacant lots and on improved lots, the newly landscaped entrance beds, and information about the new contracts and potential savings.

Star Management Contract: Vicki Perkins opened discussion by saying that with the landscape and spraying contracts being re-developed by the new attorney, she is suggesting the same be done for the Star Management Agreement. The Board discussed. Mike Corio was concerned about additional legal expenses. The Board agreed to table discussion until the next regular meeting.

Other: The Board discussed options for amendments including the following: increasing the Board size from five to seven directors; giving the Board the latitude to change the size; adding a requirement for all directors to be full-time residents; and changing the annual financial reporting requirement to be consistent with the Statute. (Currently, a review is called for regardless of the amount of annual income.)

Next Meeting: The next regular Board meeting will be May 15, 2017 at 7 PM.

Resident Comments: None.

Adjournment: With no further business to come before the Board, the meeting adjourned at approximately 8:22 PM.

Sherry Danko

Sherry Danko for Pete Keller, Secretary