

Burnt Store Meadows POA
Board of Directors Meeting
May 15, 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, 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: Pete Keller moved, and Steve Gnech seconded to approve the April 17, 2017 and May 3, 2017 meeting minutes. The motion carried unanimously.

Opening Remarks: None.

Airport Committee: Robert Troise reported that although the process was slow, the airport does respond when someone submits an inquiry regarding flights that seem low or off the usual pathway. The airport also notifies the airline. Robert Troise stated he is collecting all articles that pertain to the airport. He attends the airport meetings and will continue to provide updates.

Treasurer's Report:

Financial Update: Mike Corio reported on the financials as of April 30, 2017. \$285,860 is currently in the operating bank accounts. There is \$11,000 in the construction clean site account. Cash disbursements for April were \$9,429 for the following: Star, Lake Doctors, Pavese Law Firm, Instar, Sign Tech, Premier, Brightview, Pete Keller, and Jay Gile, V. Perkins reimbursement, and utilities. Accounts receivable are \$9,346.

ARB Requests:

7154 No Blue Sage: Had been submitted for the May 3rd meeting without a site plan. The owner subsequently withdrew his plans.

7117 No Plum Tree-new construction-Harbor Homes: Pete Keller moved, and Mike Corio seconded to approve the plans as submitted contingent upon providing a landscape plan for approval prior to planting. The motion carried.

422 Royal Poinciana: paint colors for previously approved new construction: Pete Keller moved, and Steve Gnech seconded to approve the colors. The motion carried.

207 Yucca-fence: Pete Keller moved, and Steve Gnech seconded to approve the four foot fence as presented. The motion carried.

7341 Satsuma-fence: Pete Keller moved, and Mike Corio seconded to approve the fence as presented. The motion carried.

Performance Bonds: 7117 No Plum Tree-proof of bond was submitted. Pete Keller moved, and Steve Gnech seconded to accept the proof of bond as submitted. The motion carried.

Committee Reports:

Airport: Report provided earlier in the meeting.

Landscape: Vicki Perkins reported the US 41 and Burnt Store Road entry planting beds are completed except for an electrical issue at the Burnt Store Road entry. Six foxtails were planted along Royal Poinciana on the west end. The Board discussed where to plant the remaining two palms. Vicki Perkins moved, and Mike Corio seconded to plant them in the triangle at No Tulip Tree/Trumpet Tree and to reimburse the owner who volunteered to water the new palms. The motion carried.

Unfinished Business:

Drainage: Sherry Danko reported she did not have a written bid as yet from Patriot Sod but expected the cost to be about \$11000-\$12000 including sod. The Board agreed the two ditches at Allamanda should be connected by the new swale. Patriot would come back out and re-bid the project.

Vacant Lots-Palm Trimming: Sherry Danko provided an update of the letters sent to the vacant lot owners, specifically the comments from the owners. The Board asked that copies of the letters be sent to them.

New Business:

Violations: Vicki Perkins moved, and Steve Gnech seconded to request the Hearing Committee to approve a \$25 fine (per the violation protocol) for 7548 Dracena for parking on the lawn. The motion carried with 3 “yes” votes and 2 “abstentions” (Pete Keller and Tom Delebreaux)

Board Size: After some discussion, the Board agreed to have Sherry Danko contact the attorney regarding two amendments: 1: to give the Board the authority to change the Board size from 5 to 7 or the reverse if candidates cannot be found, and 2: change the annual accounting review language to be consistent with the Statute.

Entrances: Steve Gnech gave an update on the electrical issue at the entry at Burnt Store Road. There is concern about the current status of the electrical work for entrance planting area. Steve Gnech noted he was not in agreement with the bid provided by Kennedy. Sherry Danko would provide the number for Mike Schnell Electric.

Other:

Vicki Perkins noted that she would request a bid from Hazeltine to remove the two ailing palms next to the =planting bed on the west end.

The Board did not feel that Lake Doctors did a good job for their final spraying.

Tom Delebreaux said Brightview did a good job with the ditches but had some concerns about how they will manage when the rains begin and the equipment may be too heavy. And cause rutting in the wet dirt and grass.

Next Meeting: The next regular Board meeting will be June 19, 2017 at 7 PM.

Resident Comments: One owner asked about the removal of bridges noted on the financials. The Board explained these were foot bridges made in the ditches, likely by kids.

Adjournment: With no further business to come before the Board, the meeting adjourned at approximately 8:49 PM.

Sherry Danko

Sherry Danko for Pete Keller, Secretary