

**Burnt Store Meadows POA
Board of Directors Meeting
June 19, 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 Vicki Perkins 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 in person or by conference phone.

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 May 15, 2017 and May 31, 2017 meeting minutes. The motion carried unanimously.

Opening Remarks: None.

Treasurer's Report:

Financial Update: Mike Corio reported on the financials as of May 31, 2017. \$278,677 is currently in the operating bank accounts. There is \$11,500 in the construction clean site account. Cash disbursements for May were \$11,653 for the following: Star, Pavese Law Firm, Instar, Brightview, Gulf Coast Aquatics, and Jay Gile and V. Perkins reimbursements, and utilities. Accounts receivable are \$8,916 of which \$3,699 are from the current year.

ARB Requests:

419 Gold Tree-landscaping (shrubs): Mike Corio moved, and Steve Gnech seconded to approve the request as presented. The motion carried unanimously.

7325 So Plum Tree-fence: Pete Keller moved, and Steve Gnech seconded to approve the request as presented. The motion carried unanimously.

600 Royal Poinciana-pool & cage: Pete Keller moved, and Steve Gnech seconded to approve the request as presented. The motion carried unanimously.

431 Gold Tree-painting: Pete Keller moved, and Mike Corio seconded to approve the request as presented. The motion carried unanimously.

7271 Allamanda-generator and propane tanks: Pete Keller moved, and Mike Corio seconded to approve the request as presented contingent upon getting a City permit and signoff by the Fire Marshall. The motion carried unanimously.

401 Scarlet Sage/7163 No Blue Sage-new construction-Harbor Home Builders: Pete Keller moved, and Steve Gnech seconded to approve the request as presented contingent upon submitting a landscape plan for approval. The motion carried unanimously.

Performance Bonds: 401 Scarlet Sage/7163 No Blue Sage -proof of bond was submitted with a caveat. Pete Keller moved, and Steve Gnech seconded to accept the proof of bond as submitted as long as the proof of bond can list the building address on the form. The motion carried.

Impact Construction had been sent an e-mail about debris that blew off of their worksite. The debris was not removed. Star will have the debris removed. The POA will charge back the cost of removal against the clean site deposit.

Committee Reports:

Airport: Robert Troise reported the airport announced there continues to be an increase in flights and passengers. The airport has obtained some FAA grants to fund expansion. An owner present indicated the grants were for the recent expansion. Allegiant will be adding several new destinations in the fall. Robert Troise has requested a meeting with Mr. Hancik, the area representative on the Airport Authority.

Landscape: Vicki Perkins reported the US 41 and Burnt Store Road entry planting beds are completed. She has contacted Powell's regarding the planting of the six foxtails at the Burnt Store Road entry and the two on the triangle at North Tulip Tree.

Unfinished Business:

Tree Buffer: Sherry Danko provided the bids for the mulch for the tree buffer: Instar-\$3,272.60 and Brightview-\$2,269.20. The Board discussed installing mulch now or later in the fall. They agreed to hold off, include the upcoming budget, and install mulch later in the year. They would also investigate irrigation at that time. Brightview provided a bid to install 6 cedars and a swale for the area at a cost of \$4,502. The Board discussed. They asked if the one year warranty would still hold if a swale was not created. Vicki Perkins was going to contact Tom Becker. The Board would revisit at the next meeting.

Additional Drainage Work at Allamanda: Steve Gnech explained the extra work need in the ditch at Allamanda to properly re-enforce it. The cost for Patriot to do this including rip rap is \$6720. Pete Keller moved, and Steve Gnech seconded to rescind the approval for Steve's landscaper (\$3500) as he had no license or insurance and approve the bid for \$6720 from Patriot. The motion carried. A letter would be mailed to all owners living near where the work will be performed.

New Business:

G-Drive: Pete Keller provided a reminder to use the G-drives for contracts and other information including violations.

Removal of Dying Palms: Vicki Perkins stated Hazeltine provided a quote to remove the two dying palms near the Burnt Store Road entrance for \$175. Mike Corio moved, and Tom Delebreaux seconded to approve the bid. The motion carried.

Removal of 3 Star Pines: Vicki Perkins reported the owners near the South Moss Ross expressed concern about the pines near the power lines on the cul de sac which may be a hazard during a windy storm. Rather than have the POA pay to remove (the City will only remove dead trees.), it was agreed to contact FP&L about cutting them to below the power lines.

2017 Annual Meeting: The Board agreed to schedule the annual meeting for Monday, September 25, 2017 at the Burnt Store Presbyterian Fellowship Hall.

Backflow Test: Sherry Danko reported that Charlotte Plumbing increased their price to test the backflow from \$50 to \$85. She added that Plumbing DR II could do this for \$60. Pete Keller moved, and Mike Corio seconded to hire Plumbing Doctor II. The motion carried.

Other:

There will be a hearing committee meeting on July 5th. It was agreed to allow the hearing committee to decide to rescind the fine for the concrete in the ditch issue as the owners were told by a board member that all was OK during a conversation when the owners said they removed the concrete bags.

Next Meeting: The next regular Board meeting will be July 17, 2017 at 7 PM.

Resident Comments:

Owners were reminded to contact the City when taking down a tree. There was some brief discussion on multi-family lots.

Adjournment: With no further business to come before the Board, the meeting adjourned at approximately 8:20 PM.

Sherry Danko

Sherry Danko for Pete Keller, Secretary