

Burnt Store Meadows POA
Board of Directors Meeting
July 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 7:03 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: Tom Delebreaux moved, and Steve Gnech seconded to approve the June 19, 2017 and July 5, 2017 meeting minutes. The motion carried unanimously.

Opening Remarks: None.

Treasurer's Report:

Financial Update: Mike Corio reported on the financials as of June 31, 2017. \$272,218.63 is currently in the operating bank accounts. There is \$12,000 in the construction clean site account. Cash disbursements for June were \$5,188.58 for the following: Star, Pavese Law Firm, Instar, C&R Graphics, and Jay Gile and Pete Keller reimbursements, and utilities. Accounts receivable are \$8,916 of which \$3,699 are from the current year.

Collections: After some discussion, Steve Ginech moved, and Mike Keller seconded to pursue foreclosure on the Yucca house with no mortgage. The motion carried. Regarding the lot on Ligustrum, the Board wanted to know the full costs to foreclose versus pursuing small claims as the vacant lot did have a mortgage.

ARB Requests:

7532 Powder Puff and 7524 Paspalum-painting: Tom Delebreaux moved, and Steve Gnech seconded to approve the requests as presented. The motion carried unanimously.

7423 So. Ficus Tree-fence: table a decision as no site plan was submitted.

7117 No. Plum Tree-landscape plan for new construction previously approved-Harbor Homes: Tom Delebreaux moved, and Steve Gnech seconded to approve the requests as presented. The motion carried unanimously.

7417 Carmabola-new construction-Wirgau South: After reviewing the plans, Tom Delebreaux moved, and Mike Corio seconded to approve the plans as submitted contingent upon obtaining approval from the City regarding the overhang being 24 " rather than 18" and also approval for the drainage which had the water runoff going front and back. The motion carried.

7352 No. Tulip Tree-new construction-Pelletier Homes: Tom Delebreaux moved, and Steve Gnech seconded to approve the requests as presented. The motion carried unanimously.

Performance Bonds: 7417 Carambola & 7352 No. Tulip Tree: -proof of bond was submitted with a caveat. Tom Delebreaux moved, and Steve Gnech seconded to request the hearing committee to approve a fine of \$1,000 (\$100/10 days) for not submitting proof of a bond. The motion carried.

Sherry Danko raised the issue of the letter received from an owner near the Sage Homes new construction on Vitex. The Board directed to contact the owner and encourage them to submit a request for reimbursement to Sage Homes if they incurred any costs to remedy the cable repairs.

Committee Reports:

Airport: An owner present reported there is no Airport meeting in July. The \$2 tax per passenger began July 1, 2017. Grants were obtained to pay off some recent upgrades.

Landscape: Vicki Perkins asked Sherry Danko to contact Brightview regarding the completion of the palm trimming as some still had the tags on them. The Palms near Scarlet Sage Court were not yet trimmed. Vicki Perkins added that of the recently added cul de sacs. Four needed a major cleanup to bring under control. Tom Delebreaux moved, and Steve Gnech seconded to approve the bid from INSTAR for \$200 for the cleanup. The motion carried. The entrance bids are becoming established. The remaining \$352 approved for the project would be used for additional plantings. The new palms would be planted July 22nd. The planting of the third palm on the median is also to be completed. Vicki Perkins will contact Steve Hazeltine for his timetable. FP&L will remove the pines on the So. Moss Ross cul de sac.

Unfinished Business:

Tree Buffer: The Board discussed adding a berm and trees to complete the tree buffer where the previous trees died. The Board agreed a meeting with the County would be advisable before taking any action.

Trimming the Dead Areas on the Tree Buffer: Revisit in August.

Additional Drainage Work: After reviewing the proposal from Patriot Sod for the Widelia swale project, Tom Delebreaux moved, and Steve Gnech seconded to approve the bid for \$11,138.58. The motion carried. The Board discussed future drainage projects including but not limited to: No. Blue Sage, No. Tulip Tree, Carissa, and along Burnt Store Road.

New Business:

Annual Meeting: In addition to the regular agenda items, the Board agreed to invite Joan LeBeau from the City to speak. Vicki Perkins would contact her. Refreshments would be served. Linda Chindelas and Debbie and Bob Troise were suggested as vote counters.

Amendments: The Board briefly discussed the two proposed Bylaw amendments prepared by Chris Shields to the election process and the financial reporting requirement. Steve Gnech moved, and Mike Corio seconded to approve the draft amendments and to present to the membership at the annual meeting for adoption. The motion carried with 4 “yes” votes and 1 “no” vote (Tom Delebreaux).

2017-2018 Draft Budget: Sherry Danko drafted a budget for discussion. After making some additions and deletions including the addition of some prior year surplus fund, the Board felt comfortable with the \$2250 annual fee. They would finalize at the next meeting. The budget would be presented to the membership for approval at the annual meeting.

Violations: Next regular meeting.

August Newsletter: Due to the lateness of the hour, Vicki Perkins agreed to send an e-mail.

Next Meeting: The next regular Board meeting will be August 21, 2017 at 7 PM.

Resident Comments: None.

Adjournment: With no further business to come before the Board, the meeting adjourned at approximately 9:45 PM.

Sherry Danko

Sherry Danko for Pete Keller, Secretary