

**Burnt Store Meadows POA  
Board of Directors Meeting  
December 18, 2017  
Minutes**

**Workshop:** Mark Sorrentino and Gerry DeAngelo presented their preliminary plans to build 64 apartments on 10 vacant lots they own. There would be one, two, and three-bedroom units. They touched on parking, landscaping, a pool, a clubhouse, pet friendly, dumpsters, etc. The owners and Board had the opportunity to ask questions. Those present had serious concerns and would prefer condos. If the project goes forward, they plan start in mid-2018, and the project would take one year to complete.

**Call to Order:** The meeting was called to order By Vicki Perkins at 7:36 PM at the Star Hospitality Management conference room.

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

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

**Disposal of Minutes:** Tom Delebreaux moved, and Pete Keller seconded to approve the 11-20-17, 11-28-17, and 12-14-17 meeting minutes. The motion carried.

**Opening Remarks:** None.

**Treasurer's Report:** Mike Corio presented as follows for the period ending 11/30/17: \$277,306.04 in the operating accounts; \$13,000 in the construction account; accounts receivable are \$52,369.06; and cash disbursements were \$26,054.54 for Star, COPG, FPL, Pavese Law firm, V. Perkins and Jay Gile reimbursements, and Brightview.

**ARBS:**

7354 No. Seagrape-new construction-Pelletier: Tom Delebreaux moved, and Pete Keller seconded to approve as presented. The motion carried.

7523 Carissa-new construction-Sage: Tom Delebreaux noted that the afore-mentioned new construction was not included in the November 20<sup>th</sup> minutes. Tom Delebreaux moved, and Steve Gnech seconded to add the approval to the November 20<sup>th</sup> minutes as well as the performance bond fine. The motion carried.

**Performance Bond:** Pete Keller moved, and Mike Corio seconded to ask the Hearing Committee to approve a fine of \$1,000 each (\$100/day/10 days) for 7354 No/ Seagrape. The motion carried.

**Committee Reports:**

Airport: Jim Kaletta reported on the following: increasing airport fees, approved 20-year master plan, and re-doing runways in a few years, and hangar leasing.

Landscape: Vicki Perkins reported the City has begun delivering mulch for the cul de sacs.

Member Activities: Tom Delebreaux announced the following list of owners: 1<sup>st</sup>: 601 Trumpet Tree; 2<sup>nd</sup>: 7505 Wedelia; 3<sup>rd</sup>: 613 Trumpet Tree; 4<sup>th</sup>: 559 Philodendron; 5<sup>th</sup>: 7233 No. Blue Sage; and 6<sup>th</sup>: 7166 No. Plum Tree. Winners may pick up their prizes at the Star office.

**Unfinished Business:**

Tree Buffer: The Board agreed to consider a bid for mulching from BrightView at the January meeting.

MLP and Other Ditch Update: Steve Gnech reported the Wedelia work was completed. The big rock will not be available until after January 1st. He noted that MLP expects to be completed with the remaining work by January 5<sup>th</sup>. The Board agreed that the spoils on the backside of the S-1 ditch need to be addressed when the S-1 ditch is

being cleaned. Steve Gnech felt the N-1 and S-1 ditch cleanout should wait until meeting with the County. The Board felt this area was the POA's responsibility. Tom Delebureau moved, and Mike Corio seconded to approve the second cycle of the N-1 and S-1 ditch trimming by BrightView per the contract. The motion carried. Tom Delebreaug suggested Brightview call him to discuss the spoils cleanup at the S-1 when onsite.

Community Picnic: Pete Keller noted tables, grills, restrooms, and playgrounds are all available. No additional insurance is required by Burnt Store Lakes. Mike Corio moved, and Steve Gnech seconded to approve the \$65 use fee for the picnic. The motion carried. A flyer would be included in the upcoming mailing to all owners.

**New Business:**

Replacement Palm Damaged by Vehicle Accident: Vicki Perkins and Pete Keller spoke to Joan Le Beau about the small size of the replacement palm. Joan Le Beau agreed to talk to Art Brewster. It was noted that a 10-foot palm could be purchased from Zembrono Palms for \$150 installed. As it was expected the City would take no further action, Tom Delebreaug moved, and Mike Corio seconded to approve up to \$200 to transplant the small palm near the monument planting area and install a new 10-foot palm in the row of palms. The motion carried. After some further consideration, Tom Delebreaug moved, and Mike Corio seconded to amend the amount in the motion to \$250. The motion carried.

Management Agreement: Vicki Perkins asked the directors to bring their comments and suggestions to the next regular Board meeting in January.

Violations: None.

**Next Meeting:** The next meeting would be Monday, January 22, 2018 at 7 PM.

**Comments on Non-Agenda Items:**

The Board requested a notation be added to the financials to clearly show how much advertising revenue is available for member activities.

Ask BrightView what they would charge to relocate fallen rocks back up onto the sides of the ditches.

**Adjournment:** With no further business to come before the Board, the meeting adjourned at 8:50 PM.

*Sherry Danko*

Sherry Danko, for Tom Delebreaug, Secretary