

**Burnt Store Meadows POA
Board of Directors Meeting
February 26, 2018**

Minutes

Workshop: Preliminary discussion on agenda items. Also discussed was the delay with storm cleanup by Brightview and clean site refunds.

Call to Order: The meeting was called to order By Vicki Perkins at 7:00 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 1-22-18 and 2-2-18 meeting minutes. The motion carried.

Opening Remarks: None.

Treasurer's Report: Mike Corio presented as follows for the period ending 1/31/18: \$277,365.68 in the operating accounts; \$11,535 in the construction account; accounts receivable are \$12,230.10; and cash disbursements were \$13,724 for Star, COPG, FPL, Pavese Law firm, Gulf Coast Aquatics, MLP Development, reimbursements and clean -site refunds.

ARBS:

618 Royal Poinciana-painting and 7353 No. Ficus Tree-window replacement: Tom Delebreaux moved, and Pete Keller seconded to approve all the ARBs. The motion carried.

106 Acalypha-fence: Tom Delebreaux moved, and Mike Corio seconded to approve the request contingent upon providing a plot plan. The motion carried.

Performance Bond: None.

Committee Reports:

Airport: Jim Kaletta reported on the following: increase in airline activity, Master Plan, environmental report delays, projects completed, 75th anniversary, and passenger facility charge. Western Michigan University expects 8 students in the spring and 30 in the fall.

Landscape: Vicki Perkins reported the mulch is almost all spread on the cul de sacs. Pete Keller will report in April on plans for sprucing up the entry signs.

Member Activities: None.

Unfinished Business:

Tree Buffer: The Board reviewed the updated proposal. They preferred to go with 3 bags but will go with 4 if necessary. They wanted Instar to advise. The cost was already approved.

Apartment Complex: The Artist's Rendition provided by the Developer was shared. Concerns included parking, storm water retention, landscape buffers, traffic, etc. An owner suggested a petition against the complex. The Board will be meeting with the attorney.

N-1 and S-1 Cleaning Update: Sherry Danko conveyed her conversion with Ron Simmers at BrightView. They would be onsite for the next few Fridays finishing up the N-1 and S-1 ditches in order to satisfactorily finish the project.

County Research Update: Steve Gnech reported that he and Vicki Perkins went to Murdock and spoke to Mike Ellis at Public Works. They discussed the maintenance responsibility for the swale along Burnt Store Road. Mr. Ellis agreed to speak with the City about providing help with the maintenance for the N-1 and S-1 ditches. They also discussed the rain runoff onto Royal Poinciana at Burnt Store Road. County work orders were generated. The Board is waiting to see when some action will take place.

March Board Meeting: Pete Keller reported the March Board meeting will be held at the Burnt Store Presbyterian Church Fellowship Hall on March 19 starting at 6 PM. There will be representatives from The Punta Gorda Police and the Office of Emergency Management Services to discuss amongst other topics: storm surge, know your zone, and emergency preparedness. Owners were encouraged to attend.

Golf Cart: By general consensus, the Board agreed to rent the golf cart for one month in order to inspect the ditches and greenbelts.

New Business:

Ditch Spraying Contract: After some discussion about the quality and timing of the spraying, Pete Keller moved, and Steve Gnech seconded to approve one-year renewal with the months for spraying to be determined after a drive thru on the golf cart. After some further discussion, Pete Keller withdrew his motion and Steve Gnech withdrew his second. The Board decided to wait until after the next spraying to decide.,

Management Agreement: Vicki Perkins reported that she and Pete Keller met with Sherry Danko to discuss the changes recommended by the attorney. Agreement was reached and Sherry Danko provided a revised management agreement. Tom Delebreau moved, and Pete Keller seconded to approve the management agreement with the proper changes to be made to the management list. The motion carried.

Next Door: Tom Delebreau expressed his concern about Next Door and the potential misinterpretation of items posted. Pete Keller added that Board members and their families need to be careful on what they post. The Board should work as a team. Vicki Perkins noted that Next Door can be helpful in correcting information that is mis-quoted or mis-informed.

Violations: Tom Delebreau did not think the current process is working. The Board agreed to review the violation protocol based on the information from the attorney and from past experience during the past year. A separate meeting would be called for this.

Newsletter: Tom Delebreau noted he did not see the newsletter before it went to print and felt all Board members should review. Vicki Perkins responded she did e-mail a copy to the full Board.

Deed Restrictions: Vicki Perkins provided a draft letter to provide to owners about the attorney's comments on the deed restrictions and the need for lowering the vote requirement for amendments, so action could be taken to benefit the POA. The Board asked Sherry Danko to tweak and return for final review.

Next Meeting: The next meeting would be Monday, March 19, 2018 at 6 PM.

Comments on Non-Agenda Items: None.

Adjournment: With no further business to come before the Board, the meeting adjourned at 8:40 PM.

Sherry Danko

Sherry Danko, for Tom Delebreau, Secretary