

**Burnt Store Meadows POA
Board of Directors Meeting
April 16, 2018
Approved Minutes**

Call to Order: The meeting was called to order by Pete Keller at 7:00 PM at the Star Hospitality Management Conference Room.

Establish a Quorum: A quorum was established with the following present: Pete Keller, Mike Corio, and Steve Gnech. Vicki Perkin was absent.

Sherry Danko, from Star Hospitality Management, was also present.

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

Disposal of Minutes: Mike Corio moved, and Steve Gnech seconded to approve the March 19, 2018 minutes. The motion carried unanimously.

Vice President's Remarks:

Director Vacancy: Pete Keller announced that Tom Delebreaux tendered his resignation from the Board, both as Secretary and as a Director. He thanked Tom Delebreaux for his contributions to the community. Anyone interested in being considered to fill the director vacancy should submit their interest with a short bio to Sherry Danko.

Secretary Position: Pete Keller moved, and Mike Corio seconded to appoint Steve Gnech as Secretary. The motion carried unanimously.

Treasurer's Report: Mike Corio presented as follows for the period ending 3/31/18: \$259,968.48 in the operating accounts; \$12,035 in the construction account; accounts receivable are \$8,867.91.10; and cash disbursements were \$16,490.52 for Star, COPG, FPL, Pavese Law firm, Gulf Coast Aquatics, Instar, Brightview, Burnt Store Presbyterian Church, and a reimbursement.

ARBs:

7250 No. Blue Sage, 7536 Paspalum, & 7326 Powder Puff-Painting: Mike Corio moved, and Steve Gnech seconded to approve all three requests. The motion carried unanimously.

7364 Schefflera-roll-down shutter: Mike Corio moved, and Steve Gnech seconded to approve the request. The motion carried unanimously.

7420 So. Moss Rose-new construction-Pelletier: Steve Gnech moved, and Mike Corio seconded to approve the plans as presented. The motion carried unanimously.

Performance Bond:

7420 So. Moss Rose: Pete Keller moved, and Steve Gnech seconded to ask the Hearing Committee to approve a fine of \$1,000 each (\$100/day/10 days) for 7154 So. Moss Rose for not submitting a proof of a bond. The motion carried.

Committee Reports:

Airport: Jim Kaletta reported there was no meeting during the past month. He also noted that 42 warbirds were training recently in the area and spoke to the 60 Minutes Report about Allegiant Air. Sherry Danko raised the concerns of an owner who called her. The resident was concerned about

increased flights over the community from the Sunseeker Resort being built. Jim Kaletta responded the impact would likely be no greater than 5%-10% as the airport space would limit the number of flights.

Landscape: Jay Gile stated the irrigation at both entrances was reset and the plants should improve. The City will be delivering the mulch for the palms planted on Royal Poinciana close to Route 41. Volunteers would help spread the mulch.

Member Activities: No report.

Unfinished Business:

Apartment Complex: Pete Keller gave a brief update. He noted that Charlotte County is encouraging apartments to be built as there is a need. He added that he, Steve Gnech, and Sherry Dank were meeting with the Developer later in the week for a fact-finding session.

N-1 and S-1 Ditch Cleanup: Steve Gnech reported that overall, Brightview did a good job with the cleanup. Both he and Pete Keller there were a few remaining issues from Hurricane Irma. Sherry Danko asked if the area on South Blue Sage was addressed during the cleanup. Steve Gnech responded no but did not want to take any further action at this time until matters of responsibility were resolved with the County and City.

Spraying Contract Renewal:

With no issues, Pete Keller moved, and Steve Gnech seconded to approve renewing the contract with Gulfcoast Aquatics for one year. The motion carried

Median Landscape Funding: Pete Keller moved, and Mike Corio seconded to approve a \$500 Home Depot gift card for the owners maintaining the triangle medians to be used for landscape supplies. The owners would provide receipts to support the purchases. The motion carried.

Stem Wall Language: With some changes to the State Code, Steve Gnech recommended adding some suggested language for owners to consider a stem wall rather than building the area up with dirt as the build up of dirt may cause drainage issues with the neighbors. Pete Keller read comments from Paul Schaffer from Sage Homes which advised this requirement of build up was in a limited area in the community and to leave to the City to handle.

Golf Cart: Steve Gnech suggested buying a refurbished golf cart rather than renting one each time. The Board agreed to consider for the next budget cycle. Issues to be considered include storage, style, gas versus electric, extra seating versus a dump back, etc.

Drainage Issues & Projects: Pete Keller reminded owners to keep the grass in the front swales low and remember to clean near the culverts near the driveway or box drains if you have them. Also, please do not throw grass clippings and other horticulture debris into the ditches.

Royal Poinciana Greenbelt Issue: Steve Gnech reported a sink hole formed near an FPL pole. FPL would not, nor would the City would take responsibility. Harbor Ridge Development (formally known as MLP) submitted a bid for \$1900 to repair the area. Pete Keller moved, and Steve Gnech seconded to approve the bid. The motion carried.

Newsletter: The deadline for articles is April 30, 2018 for the May edition.

Violations: Sherry Danko stated she received a complaint from a couple of owners about a dog on North Blue Sage barking for extended periods of time particularly at dinner time. The Board asked Sherry Danko to send a warning letter.

Owner Comments: None.

Next Meeting: May 21, 2018.

Adjournment: With no further business to come before the Board, the meeting adjourned at 8:03 PM.

Sherry Danko

Sherry Danko for Steve Gnech, Secretary