

**Burnt Store Meadows POA
Board of Directors Meeting
May 21, 2018
Approved Minutes**

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, and Steve Gnech. Mike Corio 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: Pete Keller moved, and Steve Gnech seconded to approve the April 16, 2018 and May 4, 2018 minutes. The motion carried unanimously.

President's Remarks:

Workshop: Vicki Perkins announced this evening's workshop was cancelled as the original purpose for preliminary Board discussion was no longer necessary at this time. She asked if owners would be interested in a general Q&A. Based on the response, there will be a Q&A session at 6:45 PM for the next regular meeting.

Director Vacancy: Pete Keller moved, and Steve Gnech seconded to approve the appointment of Rick Stewart to fill the Director vacancy. The motion carried.

Treasurer's Report: Pete Keller presented as follows for the period ending 4/30/18: \$233,582.32 in the operating accounts; \$10,035 in the construction account; accounts receivable are \$8,867.91.10; and cash disbursements were \$26,438.24 for Star, COPG, FPL, Pavese Law firm, Instar, Brightview, Harbor Ridge Development, Auto Owners Insurance, and a reimbursement.

ARBs:

7554 Dracena-screen room; 301 Yellow Elder-pool and cage; & 7352 Parkinsonia-house painting: Pete Keller moved, and Steve Gnech seconded to approve all three requests. The motion carried unanimously.

Performance Bond: None.

Committee Reports:

Airport: Jim Kaletta reported on the following: airport roadway network improvements project-an engineering consultant was hired; RFQ selection process for runway rehabilitation and extension; new general aviation terminal; development update, and audit presentation.

Landscape: Vicki Perkins reported on the following: Brightview will address the few palms missed; the sod and trimming of a tree damaged from hurricane cleanup will be handled by Brightview; and volunteer palms are being located and a price will be obtained to remove. Steve Gnech moved, and Pete Keller seconded to add the cul de sac on Philodendron to the cul de sacs maintained by Instar. The motion carried.

Member Activities: Vicki Perkins announced there was \$2785 in the members activities account. Thanks to Debbie Troise for doing a great job with the newsletter and advertising. With the May ads, the total reached \$3590. Pete Keller moved, and Steven Gnech seconded to form a committee for membership activities and to make recommendations for what can be done with the funds. The motion carried. Reenie Keller volunteered to be on the committee.

Unfinished Business:

Apartment Complex: There has been no further contact from the Developer since the meeting with him. Pete Keller gave a brief overview of that meeting.

County Responsibility Update: Steve Gnech provided an update with his recent conversations with John from the County Public Works Department. Steve Gnech expects to hear in the following week information regarding the County's decision about their level of responsibility for the N-1 and S-1 as well as a potential swale along Burnt Store Road to help alleviate flooding resulting the road widening project.

New Business:

Drainage Issues & Projects: Steve Gnech moved, and Pete Keller seconded to approve two bids from Brightview (\$250 and \$140) to remove two palms at the N-1 ditch which resulted from the hurricane. The motion carried. Vicki Perkins opened discussion on the drainage projects slated for the 2018 season: North Tulip Tree: \$3800, Carambola & Carissa: \$7800, and Carissa & Coco Plum: \$10,100—all from Harbor Ridge Development. Pete Keller moved, and Steve Gnech seconded to approve all three proposals. The motion carried. Jim Kaletta mention there was sitting water between Vitex and Podocarpus. The area would be checked.

Violation Protocol: Vicki Perkins stated that the POA attorney indicated the Deed Restrictions don't include the vacant lots. Also, some adjustments need to be made to the process to provide for more timely processing of a violation. Some fine amounts should also be revisited. Therefore, Vicki Perkins felt re-convening the violation protocol committee would be appropriate. Pete Keller moved, and Steve Gnech seconded to re-convene the committee. The motion carried.

Violations: Regarding 462 Tabebuia Tree with the outdoor storage and house needing to be pressure washed and/or painted, Steve Gnech moved, and Pete Keller seconded to ask the Hearing Committee to meet and consider fines in the amounts of \$10 and \$25 accordingly per the violation protocol. The motion carried.

Owner Comments:

Pete Keller stated he is happy to bring back comments form the POA to the COPG PD Chief's Advisory Board.

Bob Troise is the new deputy for volunteers for the police department.

A new owner asked if the Board would consider planting trees in the tree buffer area where there are missing trees along North Seagrape if the drainage problem is corrected.

Next Meeting: June 18, 2018.

Adjournment: With no further business to come before the Board, the meeting adjourned at 8:24 PM.

Sherry Danko

Sherry Danko for Steve Gnech, Secretary

