

**Burnt Store Meadows POA
Board of Directors Meeting
August 20, 2018
Minutes**

Call to Order: The meeting was called to order 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 Rick Stewart.

Also present was Sherry Danko representing Star Hospitality Management.

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

President's Opening Remarks: Vicki Perkins indicated there were two vacancies on the Board due to the previous resignation from Steve Gnech and now Mike Corio's absence of four regular Board meetings. With the annual membership meeting so close and with the same two positions being those positions up for election, the Board will not fill the vacancies at this time. Three candidates are running for the two positions available. The 2018-2019 City paving program will include: Acalypha, Paspalum, and Coral Tree. 2019-2020 have Coco Plum, Carissa, and Philodendron listed. The list for the 2018-2019 swale project has been listed on the bsmcoa website.

Treasurer's Report: Sherry Danko presented as follows for the period ending July 31, 2018: \$182,830 in the operating accounts, \$8046 in the clean site account, accounts receivable total \$7147; and Cash Disbursements were \$25,566 with payments to: Star, COPG, FPL. Instar, Brightview, Harbor Ridge Development, Gulf Coast Aquatics, Burnt Store Lakes, Greentopps, and King Fisher Fleet.

ARBs:

301 Yellow Elder-fence, 603 RoyalmPoinciana-fence, 405 Scarlet Sage-roof, 7513 Paspalum-replacement windows and slider, and 7353 So. Plum tree-pool: Pete Keller moved, and Rick Stewart seconded to approve all of the requests as presented. The motion carried. A reminder would be provided about the greenbelt and any vacant lots used for access to the owners building the pool.

7351 Satsuma-new construction-Adams Homes: The Board would not approve until permitted by the City and a more specific landscape plan was submitted.

7029 No. Plum Tree-new construction-Harden Homes: Pete Keller moved, and Rick Stewart seconded to approve the plans as submitted. The motion carried.

Performance Bonds:

7029 No. Plum Tree: As Harden Homes did not submit a bond, Pete Keller moved, and Rick Stewart seconded to ask the Hearing Committee to approve a \$1000 fine (\$100/day/10 days). The motion carried.

Committee Reports:

Airport: Jim Kaletta provided a report which touched on: upcoming election, Michael Baker chosen as consultant for new General Aviation terminal, and a new pricing structure for ground transportation fees. If the proposed plan is approved, it will go into effect on October 1, 2018.

Landscape: Vicki Perkins noted that work is not yet completed on So Tulip Tree—waiting on irrigation and two palms from the City. Brightview would charge \$500 per event to mow the right of way area along the vacant lots. The Board agreed this was too high to consider at this time.

Social: The deposits have been made for the Holiday Kickoff Harbor Cruise and the 2019 annual picnic in February. The next meet 'n greet will be September 2nd at TT's Tiki Bar from 3-6 PM.

Unfinished Business:

Drainage Update: The Carissa project is almost completed. Placement of sod remains. The vacant lot on Carissa used for access will be smoothed out. Sod will be added if necessary. A proposal will be obtained from Harbor Ridge Development to repair the bank behind 7321 No. Seagrape which is collapsing in areas. This will be approved and scheduled after the new fiscal year begins. With all the new construction, water flow in the ditches needs to be monitored. Pete Keller noted that Steve Gnech did a great deal of research on the drainage system that will benefit the POA.

New Attorney: Vicki Perkins reported that she, Pete Keller, and Sherry Danko met with Sarah Spector at the Roetzel Law Firm. The Board feels Sarah Spector would be a good fit for the POA with her background in Land Use and Planned development law as well as community association law. Pete Keller moved, and Rick Stewart seconded to approve changing to Sarah Spector for the Association's attorney. The motion carried.

Final Meeting Details: Pete Keller would be the designated proxyholder. The Board discussed the agenda: speaker, past accomplishments including drainage, new attorney, volunteers, budget adoption and rollover votes and election. Refreshments will be served and paid for from the social fund.

New Business:

Entrance Monuments: The Board agreed to clean, prep, and repaint both entrance signs using Sherwin Williams paint. Vicki and Ralph Perkins would donate some Loxon acrylic to be used as an undercoat.

Violation Protocol: No action.

Violations & Fines:

113 Gold Tree-landscape maintenance-falling palm: Pete Keller moved, and Rick Stewart seconded to approve asking the Hearing Committee to approve a \$25 fine. The motion carried.

7332 No. Seagrape: weeds were cleaned so no further action.

7542 Dracena: cleaned up-no further action.

7342 Powder Puff: send another letter as there appeared to be mold on house after shrubs were removed. Pete Keller will check rear of home for mold.

7348 No. Moss Rose-property storage on front lawn and trash cans: Pete Keller moved, and Rick Stewart seconded to ask the Hearing Committee to approve two \$10 fines for the aforementioned violations. The motion carried. The letter would include a reminder on the rust stains on the driveway that still have time available to remedy.

Next Meeting: Annual Membership Meeting On September 24, 2018 at 6:30 PM at the Burnt Store Presbyterian Church Fellowship Hall.

Owner Comments: None.

Adjournment: With no further business to come before the Board, the meeting adjourned at 7:54 PM.

Sherry Danko

Sherry Danko for the Board