

**Burnt Store Meadows POA  
Annual Membership Meeting  
September 24, 2018  
Minutes**

**Call to Order:** The meeting was called to order by Vicki Perkins at 6:30 PM at the Burnt Store Presbyterian Fellowship Hall.

**Establish a Quorum:** A quorum was established with 192 owners represented in person or by proxy.

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

**Introduction of the Board:** Vicki Perkins introduced the Board and guest speaker, Sheri Lenore from Smart Growth Punta Gorda.

**Final Call for Ballots:** Anyone who had not yet voted was directed to turn in their ballot.

**Guest Speaker:** Sheri Lenore provided a Power Point presentation while discussing Smart Growth Punta Gorda which is a citizen's group whose mission is to assist the City of Punta Gorda in retaining its small, hometown Florida appeal, while promoting smart growth and economic stability with Citizen input. The members present had the opportunity for Q&A.

**Approval of Minutes:** Jim Kaletta moved, and Joyce Pacifico seconded to approve the September 25, 2017 annual meeting minutes. The motion carried unanimously.

**Introduction of Candidates:** Pete Keller introduced the candidates: Bob Burns, Jay Giles, and Steve Sommer.

**Reports of Officers:**

**President's Report:** Vicki Perkins provided an overview of the past year. She touched on the following: Hurricane Irma cleanup cost a little over \$5,500; the N-1 and S-1 ditch cleanup was done early to help defray the storm cleanup as debris was in the ditches; ditch projects were completed on No. Tulip Tree and Carissa; information was gathered regarding the storm water drainage system; several community events were held; to date, 13 new homes have been started or completed in 2018 as compared to 29 in 2017; 44 home and lot sales this year; no word on the apartment complex; and thank you to Reenie Keller and Jay Gile for their volunteer work with the landscaping; to Bob Troise for his volunteer work with the police and keeping the POA informed; and Debbie Troise as editor of the newsletter.

**Vice President:** Pete Keller made some brief remarks.

**Treasurer:** Pete Keller read the following report on the period ending August 31, 2018. There is \$144,601 in the operating accounts and \$8,546 on the construction clean site account. Accounts Receivables are \$7,264. Cash Disbursements were \$38,993.41 with payments to Star, COPG, FPL, Pavese Law Firm, Instar, Gulf Coast Aquatics, Brightview, Harbor Ridge Development, and a reimbursement.

**Committees:**

**Social:** Vicki Perkins reported that the Board voted last October to use the advertising revenue to help defray the cost of community events. Activities included: prizes for the Christmas lights contest, community picnic, and holiday kickoff sunset cruise on Nov. 17<sup>th</sup>. Other activities include meet 'n

greet, bike rides, annual yard sale, etc. Thanks to Sage Homes for covering the cost of advertising and the maps for the yard sale.

Landscape: Vicki Perkins reported that the cul de sacs are in order; mulch will be getting delivered soon; volunteers are needed to spread the mulch; entrance beds look great; and the entrance signs will be painted once the temperatures cool down.

Airport: Jim Kaletta gave an informative update including some visual aids. Be sure to get the monthly updates from Jim Kaletta at the regular Board meetings.

**Old Business:** None.

**New Business:**

Drainage: Vicki Perkins and Pete Keller narrated an informative Power Point presentation on the ditches and the storm water drainage system. They discussed the problem areas; remediation work performed to improve water flow to the ditches; areas still to be addressed; and areas impacted by the County, City, and properties along Rt.41. Owners had the opportunity to ask questions.

Attorney Research: Vicki Perkins spoke to the conflict they discovered with Attorney Chris Shields and the developer of the proposed apartment complex. The Board felt it best to change attorneys. After reviewing resumes for attorneys as provided by Sherry Danko, Vicki Perkins, Pete Keller, and Sherry Danko met with Sara Spector. Sarah Spector has experience not only with community associations but also with land development, and drainage issues. Vicki Perkins stated that the Board felt it time for the POA to have an attorney research the areas of concern about maintenance responsibility for the ditches so the POA has a definitive understating of what they must maintain with the ditches. An owner suggested checking references. By a show of hands, the members present supported the Board's decision to move forward with this investigation at an approximate cost of \$10,000.

Vote to Adopt the 2018-2019 Budget: The budget was adopted with 157 "yes" votes and 35 "no" votes. The annual assessment will be \$230.

Vote on the Rollover of Surplus Funds into the Next Year: The rollover passed with 189 "yes" votes and 3 "no" votes.

Election of Directors: The following were the voting results:

Bob Burns	130 votes
Jay Gile	161 votes
Steve Sommer	128 votes

The top two (Bob Burns and Jay Gile) were elected for a two-year term. They will join Pete Keller, Vicki Perkins, and Rick Stewart who have one year remaining.

Open Discussion: Pete Keller noted that there is only one year remaining on the BrightView contract. It is likely they will request an increase afterwards. This will impact the next budget cycle.

**Next Meeting:** The next meeting will be a Board of Directors meeting on October 15, 2018.

**Adjournment:** With no further business to come before the membership, the meeting adjourned at 8:09 PM.

*Sherry Danko*

Sherry Danko, For the Board