

**Burnt Store Meadows POA  
Board of Directors Meeting  
November 19, 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, Rick Stewart, Steve Sommer, and Jay Gile.

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.

**Approval of Minutes:** Rick Stewart moved, and Pete Keller seconded to approve the 10/15/18 and 11/8/18 minutes. The motion carried.

**President's Opening Remarks:** Vicki Perkins reminded owners to sign up for the e-newsletter. Effective with the February edition, a hard copy will only be mailed to those who request one.

**South Charlotte County Coalition (SCCC):** Steve Sommer introduced Don McCormick, President of the SCCC. Don McCormick provided an informative summary of the history and purpose of the Coalition. Owners present had the opportunity to ask questions. The next meeting of the SCCC is December 6<sup>th</sup> at the PGI Civic Association Center. Don McCormick was thanked for his presentation.

**Treasurer's Report:** Steve Sommer presented as follows for the period ending October 31, 2018: \$240,504 in the operating accounts, \$7,596 in the clean site account, accounts receivable total \$97,461; and Cash Disbursements were \$21,228.16 with payments to: Star, COPG, FPL. Instar, Brightview, Gulf Coast Aquatics, Kingfisher Fleet, and three reimbursements..

**ARBs:**

7505 Coral Tree-lanai extension: Pete Keller moved, and Jay Gile seconded to approve the ARB as presented. The motion carried.

**Performance Bonds:** None.

**Clean Site Deposit:** Sherry Danko reported that Lexington Homes was challenging the \$50 deducted from their deposit as they left the site clean when construction was completed. The Board would not change their minds as they had to clean the site during construction on two occasions. Vicki Perkins provided a list of clean site deposits to be processed.

**Committee Reports:**

Airport: Pete Keller reported on behalf of Jim Kaletta. Everything is status quo at this time.

Landscape: Vicki Perkins reported fertilizer was needed for the monument areas. Jay Gile discussed proper types of fertilizer for yellowing palms. Pete Keller moved, and Steve Sommer seconded to approve \$25 for fertilizer. The motion carried.

Social: Vicki Perkins announced the boat cruise was a big success. All those who attended had a great time. The members that brought food were thanked. The Christmas Lights will be judged on December

16, 2018. The community yard sale will be January 26, 2019 from 8 am to 3 pm. The community picnic will be February 23, 2019.

**Unfinished Business:**

Drainage Update: It was reported that the projects along North Seagrape were completed. As less rip rap was needed, there was a savings of \$1,400.

Entrance Monument Signs: Pete Keller stated that the sign on the Route 41 side was completed. Everyone agreed it looked great.

New Owner Meet & Greet: A new owner meet and greet had been considered for early December. However, due to the holidays, it was agreed to postpone until 2019. A date would be selected in January.

**New Business:**

New Attorney Update: Vicki Perkins reported the Board met with Sarah Spector on November 9<sup>th</sup>. The attorney is now reviewing all of the information provided to her. The Board and attorney discussed what types of agreement they would like to see with the County and City as well as learning about what easements might exist, if any, with the Route 41 commercial properties. Sarah Spector agreed that the deed restrictions are lacking. She strongly recommended the Board develop some ARB guidelines to use when approving ARBs. The Board would hold a special meeting to review a sample set and develop a set of guidelines pertinent to the POA. The attorney would review before the Board approved them. The Board would meet in January for this.

Violation Protocol: Pete Keller reviewed the proposed changes he e-mailed to the Board. As owners cannot be fined a second time for the current violation (if they have still not corrected), the Board agreed larger fines would be appropriate. The revised protocol would have to be adopted by the Board with proper notice to the membership. It was agreed to address this at the same time as the ARB guidelines to save on mailing costs.

Violations & Fines: None.

**Next Meeting:** December 17, 2018 at 7:00 PM.

**Owner Comments:** None.

**Adjournment:** With no further business to come before the Board, the meeting adjourned at 8:20 PM.

*Sherry Danko*

Sherry Danko for Rick Stewart, Secretary