

Burnt Store Meadows Property Owners Association

Board of Directors Meeting January 28, 2019 Minutes

Call to Order: The meeting was called to order at 7:01 PM at the Star Hospitality Management.

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 FL Statute 720.

Approval of Minutes: Pete Keller moved, and Steve Sommer seconded to approve the following minutes: December 17, 2018, January 16, 2019, and January 21, 2019. The motion carried.

President's Remarks: Vicki Perkins noted the following: There will be a change in the newsletter distribution beginning February. It will be e-mailed, on the website, and Next Door. Owners who signed up for a hard copy will still have it mailed to them. Vicki Perkins also noted there will be a meeting about the harmful algae blooms on January 31, 2019, 1-5 PM at the Charlotte Harbor Event Center.

Treasurer's Report: Steve Sommer provided a correction to the December Report: Cash Disbursement were \$32,370.38 and also included COPG, FPL, and two refunds. He also gave the report for the period ending December 31, 2018: \$273,563 in the operating accounts and \$6,596 in the clean site account. Accounts Receivable were \$24,187. Cash Disbursements were \$12,875 with checks to: Roetzel & Andress Law Firm, Star, Webb-Lorah, Gulf Coast Aquatics, Pavese Law Firm, Instar, FPL, COPG, one refund, and one reimbursement.

Sherry Danko raised the issue of an outstanding judgement from small claims for 7541 Carissa and 524 Gold Tree. Jay Gile moved, and Rick Stewart seconded to advise the attorney they will accept the \$3400, via wire transfer but gave the attorney the flexibility to drop to \$2470 if necessary. The motion carried.

Sherry Danko presented three requests to waive late fees for extraordinary circumstances. By general consensus, the Board agreed to waive all.

ARBs: None. Vicki Perkins gave an update of the work done on the ARB Guidelines. The Board will have a final review. The draft with strike throughs will be posted on the website. It will then go through the Board approval process.

Performance Bonds: None.

Committee Reports:
Airport: Next meeting.

Landscape: Jay Gile reported on the City delivery of fertilizer and the delivery of the mulch, both for the cul de sacs. Much for the two entry signs will be purchased and put down.

Social: Vicki Perkins reported the community yard sale had a good showing. The 2nd Annual Picnic will be February 23, 2019 from 12-4 PM. Residents will be asked to bring a side dish to keep costs down. The POA will buy burgers, hot dogs, utensils, and drinks. Pete Keller moved, and Jay Gile seconded to approve up to \$250 for these expenses from the community development fund. The motion carried. There will be a trivia night at Peace River Brewery from 5:30-9 PM.

Ditch/Swale: Steve Gnech reported on raking and debris cleanup he performed. The water flow in the N-1 and S-1 ditches is good. The grasses on the preserve side of the N-1 outlet are blocking the outflow. The discharges and outflows in the community were reviewed.

Unfinished Business:

SCCC: Steve Sommer gave an overview of the recent SCCC meeting on January 24th. COPG Communications Manager, Melissa Reichart was the speaker. She touched on the new communications website, 2019 Master Plan and the Charette or intensive planning session.

Attorney Update: Vicki Perkins provided an overview of the update from Sarah Spector. She reported on the feedback from the attorney to date regarding the City, County, and neighboring properties. Jay Gile moved, and Steve Sommer seconded to provide the e-mails from the attorney to Steve Gnech who has an active role in the ditch/swale committee.

New Neighbor Welcome: The Board will host a new neighbor welcome event at 6 PM on February 25^m 2019 prior to the Board meeting. It will be posted on the website, in the newsletter and Next Door. Pete Keller moved, and Rick Stewart seconded to approve up to \$30 for refreshments. The motion carried.

New Business:

BrightView Schedule: Sherry Danko reported she did not yet have the schedule for the N-1 and S-1 ditches cleanout and would provide an update as soon as she hears back from Brightview. The Board asked Sherry Danko to remind Brightview that last year's subs are sub-par and should not be used again, remind them to remove the cabbage palm volunteers, and to pick up trash.

Violations & Fines: None. An article about fences and roofs will be included in the newsletter.

Owner Comments: None.

Next Meeting: February 25, 2019 at 7 PM.

Adjournment: With no further business to come before the Board, the meeting adjourned at 8:12 PM.

Sherry Danko

Sherry Danko for Rick Stewart, Secretary