

# Burnt Store Meadows Property Owners Association

## Board of Directors Meeting February 25, 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:** Jay Gile moved, and Pete Keller seconded to approve the January 28, 2019 minutes. The motion carried.

**President's Remarks:** None.

**Treasurer's Report:** Steve Sommer provided a report for the period ending January 31, 2019: \$280,593 in the operating accounts and \$10,596 in the clean site account. Accounts Receivable were \$13,881. Cash Disbursements were \$10,198 with checks to: Roetzel & Andress Law Firm, Star, Istar, FPL, COPG, one refund, and two reimbursements.

### **ARBs:**

7364 Parkinsonia-paint entry door: Pete Keller moved, and Steve Sommer seconded to approve the request. The motion carried.

7503 Pon-Kan-fence: Rick Stewart moved, and Pete Keller seconded to approve the request contingent upon two directors first inspecting the area to confirm there will be appropriate access for maintaining the greenbelt and ditch. The motion carried.

7230 Allamanda-spa privacy fence and a trash can barrier: After careful consideration, Pete Keller moved, and Jay Gile seconded to approve the trash barrier. The spa privacy fence would need additional information. The motion carried.

7346 No. Tulip Tree-widen driveway: Pete Keller moved, and Rick Stewart seconded to approve the request contingent upon obtaining a City permit. The motion carried.

7154 No. Blue Sage-landscape plan-Thornberry: Jay Gile moved, and Pete Keller seconded to approve the request. The motion carried. The Board instructed Sherry Danko to remind the builder to complete the painting of the house.

7507 Pon Kan-new construction-Pelletier: Pete Keller moved, and Rick Stewart seconded to approve the request. The motion carried.

7503 Ligustrum-new construction-Pelletier: Pete Keller moved, and Steve Sommer seconded to approve the request. The motion carried.

751 Royal Poinciana-new construction-Impact Homes: Pete Keller moved, and Jay Gile seconded to approve the request. The motion carried.

**Performance Bonds:** For the following new construction: 7507 Pon Kan, 7503 Ligustrum, and 751 Royal Poinciana: Pete Keller moved, and Steve Sommer seconded to recommend fines for approval by the Hearing Committee in the amount of \$1,000 (\$100/day/10 days) for each property. The motion carried.

**Committee Reports:**

Airport: Jim Kaletta reported the Western Michigan University closed its college program at the airport. The airport's legal department is addressing the unpaid fees. The airshow is scheduled for November. Nine Allegiant planes are now based in Punta Gorda.

Landscape: Jay Gile reported at the leaks at the entrances stating he felt all is ok now. Fertilizer has been ordered for all cul de sacs from the City. Mulch has been delivered for nine cul de sacs and spread. More mulch will be delivered. There will be follow up on the status of the water meters for the cul de sacs without them.

Social: Vicki Perkins reported the 2<sup>nd</sup> annual community picnic was a success with 60-70 attendees. Jay Gile moved, and Rick Stewart seconded to approve the \$6.80 overage for picnic supplies. The motion carried.

Ditch/Swale: Vicki Perkins stated she, Steve Sommer, and Steve Gnech met and reviewed the ditch and swale information. A request will be made to the City for rip rap for areas needing it to prevent washouts. Steve Gnech is preparing a coded chart per the City numbers for all drains and pipes. Owners were reminded to clean and/or repair their driveway culvert pipes to insure a good flow of storm water.

**Unfinished Business:**

Attorney Update: Vicki Perkins provided an overview of the update from Sarah Spector. The news to date was not as positive as hoped. The Board agreed a meeting with the attorney was necessary. As part of the Ditch Committee, Steve Gnech would attend.

Brightview Schedule: Sherry Danko noted the palms on the greenbelt would be trimmed this week, and the N-1 and S-1 ditches would be cleaned the next week. Sherry Danko presented the proposed increases from Brightview. Steve Sommer moved, and Rick Stewart seconded to not approve the increase as they were in the third year of a three-year contract. The fees should remain the same for all three years. The motion carried.

**New Business:**

Greenbelt Mowing: By general consensus, the Board agreed to an extra greenbelt mowing after the N-1 and S-1 ditches were trimmed.

Cul de Sacs Without Water: Discussed under the Landscape Committee report.

Trees Along Burnt Store Road: Vicki Perkins reported that the repairs along Burnt Store Road appear to have eliminated the sitting water problem. The Board agreed to consider planting two trees as a test to make sure they did not die again. Sherry Danko was asked to obtain bids. The trees would be planted closer to the start of the rainy season.

Violations & Fines: None.

**Owner Comments:** None.

**Next Meeting:** March 18, 2019 at 7 PM.

**Adjournment:** With no further business to come before the Board, the meeting adjourned a 8:28 PM.

*Sherry Danko*

Sherry Danko for Rick Stewart, Secretary