

# Burnt Store Meadows Property Owners Association

## Board of Directors Meeting March 18, 2019 Minutes

**Call to Order:** The meeting was called to order at 7:00 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 February 25, March 6, and March 8, 2019 minutes. The motion carried.

**President's Remarks:** None.

**Treasurer's Report:** Steve Sommer provided a report for the period ending February 28, 2019, 2019: \$283,540 in the operating accounts and \$11,596 in the clean site account. Accounts Receivable were \$8,434. Cash Disbursements were \$4,792 with checks to: Star, Instar, FPL, COPG, one refund, and one reimbursement and one clean site refund.

### **ARBs:**

7351 Satsuma-pool, deck, & cage: Pete Keller moved, and Jay Gile seconded contingent upon obtaining a permit and securing access. The motion carried.

450 Tabebuia Tree-fence: Pete Keller moved, and Rick Stewart seconded to approve as presented. The motion carried.

7307 So. Plum Tree-painting: Pete Keller moved, and Jay Gile seconded to approve as presented. The motion carried.

7242 No. Blue Sage-roof: Pete Keller moved, and Rick Stewart seconded to approve as presented. The motion carried.

**Performance Bonds:** None.

**ARB Guidelines:** Vicki Perkins added the latest changes to the draft and provided to the Board. It was agreed to post on the website for 30 days before sending to the attorney for final review.

### **Committee Reports:**

Airport: Jim Kaletta reported there was no Board meeting and there were no real changes. The Runway 15 project will start November 14<sup>th</sup>.

Landscape: Jay Gile reported he felt the irrigation leak at the entry sign was repaired. The Board is considering a monitoring system or alarm to help detect leaks quickly. Jay Gile indicated he continues to remind the City regarding water meters for the cul de sacs. The POA is waiting on a date from BrightView to trim the N-1 and S-1 ditches. The palm fronds have been cleaned up. Steve Gnech is compiling a list of outflows and culverts. Steve Sommer will be compiling a list of front swales that need work.

Social: No report.

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 the Board's recent meeting with Sarah Spector. Comments included: the commercial properties along 41 have usage rights to direct storm water runoff into the N-1 and S-1 ditches; consideration of a maintenance agreement with these properties; County easement versus ownership of a portion of the S-1 ditch; prioritization of damage to outflows; City plan when pipes collapse; and run-off from Seminole Lakes causing damage to the N-1 ditch bank. The SWFWMD permit for Seminole Lakes does not provide for runoff into BSM.

Brightview Schedule: Sherry Danko provided the bid from BrightView for two replacement trees for the north side of the tree buffer. A 25-gallon cedar installed with stakes and mulch would be \$345. A water bag would be \$65 and fill up with water would be \$55 per instance. The Board asked for a second bid.

**New Business:**

Violations & Fines: None.

**Owner Comments:** None.

**Next Meeting:** April 15, 2019 at 7 PM.

**Adjournment:** With no further business to come before the Board, the meeting adjourned a 7:52 PM.

*Sherry Danko*

Sherry Danko for Rick Stewart, Secretary