

**Burnt Store Meadows Property Owners Association  
Board of Directors Meeting  
December 16, 2019  
Minutes**

**Call to Order:** The meeting was called to order at 7:02 PM at the offices of Star Hospitality Management.

**Establish a Quorum:** A quorum was established with the following present: Jay Gile, Melissa Lockhart, Bill Main, Steve Sommer, and Jim Kaletta.

Chris McCluskey, representing Star Hospitality Management, was also present.

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

**Approval of Minutes:** Jim Kaletta moved, and Bill Main seconded to approve the 11-16-19 minutes as presented. The motion carried.

**Opening Remarks:** None.

**Treasurer's Report:**

Update: Steve Sommer provided a report for the period ending November 30, 2019: \$302,033 in the operating accounts; \$3529 in the clean site account. Accounts Receivable were \$52,419. Disbursements were \$29,487 with payments to Star, Instar, COPG, FPL, Brightview, Harbor Ridge Development, Shaffer's Irrigation, Problem Solved Pest Control, , and one reimbursement. Steve Sommer announced the compilation was completed. Owners should contact Sherry Danko if they would like a copy.

**ARBs (New Construction and Other Exterior Changes):**

7346 So. Blue Sage-Caribbean Homes-landscape plan: Melissa Lockhart moved, and Jim Kaletta seconded to approve the request. The motion carried. The approval would include a caution regarding the placement due to the power lines.

602 Vinca Rosea-new roof: Jim Kaletta moved, and Bill Main seconded to approve the request. The motion carried.

715 Trumpet Tree-painting: Melissa Lockhart moved, and Jim Kaletta seconded to approve the request. The motion carried.

251 Royal Poinciana-pool & cage: Melissa Lockhart moved, and Bill Main seconded to approve the request. The motion carried.

7380 Satsuma-generator: Jim Kaletta moved, and Melissa Lockhart seconded to approve the request. The motion carried.

7333 No. Tulip Tree-new construction-Impact: Melissa Lockhart moved, and Jim Kaletta seconded to approve the request. The motion carried.

7406 So. Moss Rose-new construction-Thornberry: Melissa Lockhart moved, and Bill Main seconded to table the request. The motion carried. Confirmation was needed to determine if a multi-family lot could be split into two multi family lots as this ARB was for a duplex on a split multifamily lot.

7425 Sweet Alyssum-painting: Melissa Lockhart moved, and Jim Kaletta seconded to approve the request. The motion carried.

7541 Paspalum-fence: Jim Kaletta moved, and Steve Sommer seconded to approve the request as presented. The motion carried.

**Performance Bonds:**

7333 No. Tulip Tree-Impact Homes- no bond: Steve Sommer moved, and Melissa Lockhart seconded to ask the hearing committee to approve a \$100 fine (\$100/day/10 days) for not providing a bond.

**Committee Reports:**

Airport: Jim Kaletta reported that construction continues. The airport will be shut down on December 17<sup>th</sup> and then again in January.

Landscape: Jay Gile stated the City delivered the mulch early to half of the cul de sacs. The POA is over budget for spraying of the trees in the buffer. The Board requested bids to remove ten 10-12-foot dead cedars from Brightview and Greentopps.

Community Development: Melissa Lockhart spoke about the Christmas Lights contest, the community yard sale, and the February 22<sup>nd</sup> picnic.

Ditches: Steve Sommer reported Harbor Ridge Development has been working on Vitex and No. Tulip near the N-1. No. Tulip will have some additional work. Schefflera/Satsuma will be addressed next.

**Unfinished Business:**

Amendments: Articles of Incorporation & Bylaws, ARB Guidelines, and Violation Protocol: Jay Gile tabled this discussion until the next meeting as he wanted former Directors, Vicki Perkins and Pete Keller present as they played a large role in their development.

Interior Ditch Cleanup: There was discussion regarding exactly what Brightview does for the interior ditches. A meeting would be scheduled with Brightview.

**New Business:**

201902020 Emergency Fund: Steve Sommer explained the intent was to transfer 1% per year into the emergency fund after replenishing the \$5000 in 2018-2019. Bill Main moved, and Jim Kaletta seconded to transfer 1% of the emergency fund as of January 1<sup>st</sup> into the emergency fund after January 1<sup>st</sup>. The motion carried.

Preliminary Budget Planning: Steve Sommer stated it was time to start educating the members that it will be necessary to increase the annual assessment in order to properly maintain the work done in recent years to the ditches.

Violation & Fines: None.

**Next Regular Meeting:** January 27, 2020 at 7:00 PM.

**Owners' Comments on Non-Agenda Items:**

An owner commented about FDOT and the proposed suggestion to connect Royal Poinciana and Taylor Road.

Very little changed to the flood maps from Burnt Store Meadows.

**Adjournment:** With no further business to come before the Board, Bill Main moved, and Melissa Lockhart seconded to adjourn. The motion carried, and the meeting adjourned at approximately 8:29 PM.

*Sherry Danko*

Sherry Danko for Bill Main, Secretary