

**Burnt Store Meadows POA
Board of Directors Meeting
January 7, 2020
Minutes**

Call to Order: The meeting was called to order at 3:30 PM at the Star Hospitality Management conference room.

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

Also present, was Sherry Danko, representing Star Hospitality Management.

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

ARB Approvals:

7175 No. Blue Sage-driveway painting: Jim Kaletta moved, and Steve Sommer seconded to approve the request. The motion carried.

7406 So. Moss Rose-new construction-Thornberry: After reviewing the plans, Jim Kaletta moved, and Steve Sommer seconded to approve. The motion carried.

Performance Bonds:

7406 So. Moss Rose-Thornberry: No bond was provided. Steve Sommer moved, and Jim Kaletta seconded to ask the Hearing Committee to approve a \$1000 fine (\$100 per day for 10 days). The motion carried.

Amendments:

Articles of Incorporation: Steve Sommer advised, and all Directors agreed, that the AOI could stand as amended with the exception of leaving the former references to parcels, lots, and units alone.

Bylaws: The Board discussed changes to the amended language of the Bylaws to clarify both the fining process and the multi-family units such as a duplex versus condo units.

The attorney would be directed to revise her amended language accordingly.

ARB Guidelines: After making a couple of minor changes, the Board instructed Sherry Danko to advise the attorney they plan to move forward with approving their version of the ARB Guidelines and asked the attorney to confirm nothing is in conflict with the Governing Documents or the Statute.

Voting Threshold: Steve Sommer raised some good questions about statements in FL Statute 617 that might allow the POA to use the voting requirements noted in the Bylaws to amend the Deed Restrictions. If so, a lower vote would be required. The attorney would be consulted.

Violation Protocol: The Board reviewed the violation protocol with input from former Director, Vicki Perkins, who helped develop it. The Violation Protocol Committee would schedule a meeting to discuss the following: check that all violations are supported by the Deed Restrictions; eliminate the 1, 2 and 3 offenses; require the offending owner to notify Management when the violation is corrected—then the Board or management would confirm before clearing; and consider a timeframe or deadline for the various violations to remedy.

Other: It was suggested to write a newsletter article regarding trash can enclosures.

Adjournment: Jim Kaletta moved, and Bill Main seconded to adjourn. The motion carried, and the meeting adjourned at 4:30 PM.

Sherry Danko

Sherry Danko for Bill Main, Secretary