

**Burnt Store Meadows Property Owners Association
Board of Directors Meeting
January 27, 2020
Minutes**

Call to Order: The meeting was called to order at 7:00 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 Melissa Lockhart seconded to approve the December 16, 2019 and January 7, 2020 minutes as presented. The motion carried.

Opening Remarks: Jay Gile noted that volunteers spread mulch on the cul de sacs. He also spoke very briefly on the FDOT Route 41 study. There are upcoming City and County meetings for the FDOT presentation. The actual project itself is a long way out into the future.

Treasurer's Report:

Update: Steve Sommer provided a report for the period ending December 31, 2019: \$312,578 in the operating accounts (general operations and emergency fund); \$4529 in the clean site account. Accounts Receivable were \$29051. Disbursements were \$29,051 with payments to Star, Instar, COPG, FPL, Brightview, Webb Lorah McMillan, Time Insurance, and one reimbursement.

ARBs (New Construction and Other Exterior Changes):

465 Tabebuia Tree, 7231 Allamanda, 7536 Wedelia, & 7523 Paspalum-painting: Jim Kaletta moved, and Steve Sommer seconded to approve the requests. The motion carried.

7506 Pon Kan-new construction-Pelletier: Bill Main moved, and Jim Kaletta seconded to approve the request. The motion carried.

720 Vinca Rosea-new construction-DR Horton: Melissa Lockhart moved, and Jim Kaletta seconded to approve the request excluding the landscape plan. The motion carried. DR Horton would need to resubmit their landscape plan as one oak was proposed to be planted on the lot line and should be moved. A second oak was proposed to be planted close to the lot line, and it was recommended that that oak be moved back.

7512 Dracena-new construction-DR Horton: Melissa Lockhart moved, and Jim Kaletta seconded to approve the request. The motion carried. Excavating of the property began prior to submitting the ARB and obtaining approval. Melissa Lockhart moved, and Bill Main seconded to ask the Hearing Committee to approve a \$200 fine for starting construction prior to obtaining approval (\$100/day for two days). The motion carried.

Performance Bonds:

7506 Pon Kan (Pelletier), 720 Vinca Rosea (DR Horton), & 7512 Dracena (DR Horton)- no bond: Bill Main moved, and Jim Kaletta seconded to ask the hearing committee to approve a \$1000 fine (\$100/day/10 days) for each property for not providing a bond. The motion carried.

Committee Reports:

Airport: Jim Kaletta reported that construction continues. No other updates.

Landscape: Jay Gile reported on the mulch for the cul de sacs earlier. He will speak to Art Brewster at the City for mulch for the palms at the two entrances.

Community Development: The picnic is scheduled for February 22nd. Bill Main moved, and Melissa Lockhart seconded to approve up to \$400 for food and supplies. The motion carried.

Ditches: Steve Sommer reported the project at Vitex-Podocarpus is completed. The City is providing two loads of rock for holes in the ditch near the south side of Trumpet Tree.

FDOT-Route41: Discussed earlier.

Unfinished Business:

Amendments: Articles of Incorporation & Bylaws, ARB Guidelines, and Violation Protocol: Sherry Danko provided the attorney's response to Steve Sommer's question about the required voting threshold for the Deed restrictions. Steve Sommer and Bill Main agreed to research further.

Interior Ditch Cleanup: Sherry Danko reported that Ron Simmers' boss agreed to handle the interior ditch cleanup the first week of February.

Brightview Contract: Sherry Danko noted that Ron Simmers' said he hoped to have the contract back with a signature by the end of the week.

2019-2020 Emergency Fund: Steve Sommer asked for a point of clarification: is the intent to add 1% to the fund annually on top of the interest? The Board agreed it was the intent.

New Business:

Proposals for Removal of the Dead Trees in the Tree Buffer: Sherry Danko presented the bids from BrightView and Greentopps to remove the dead trees. Bill Main moved, and Jim Kaletta seconded to approve the bid from Brightview for \$1142 to remove 12 dead trees plus one of the small newer trees that also died. The motion carried.

Preliminary Budget Planning: No action at this time.

Violation & Fines: None.

Next Regular Meeting: February 24, 2020 at 7:00 PM.

Owners' Comments on Non-Agenda Items:

Sherry Danko reported the City called her to advise the meeting signs must now be 10 inch by 10 inch and placed on the greenbelt 50 feet back from the road. Jim Kaletta offered to pursue this further with the City.

There was brief discussion about replacing the dead trees that will be removed.

Adjournment: With no further business to come before the Board, Bill Main moved, and Jim Kaletta seconded to adjourn. The motion carried, and the meeting adjourned at approximately 8:17 PM.

Sherry Danko

Sherry Danko for Bill Main, Secretary