

**Burnt Store Meadows POA  
Board of Directors Meeting  
May 18, 2020  
Minutes**

**Call to Order:** The meeting was called to order via conference phone.

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

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 Florida Statute 720.

**Approval of Minutes:** Jim Kaletta moved, and Melissa Lockhart seconded to approve the April 20, 2020 minutes. The motion carried. Jim Kaletta moved, and Melissa Lockhart seconded to approve the May 6, 2020 minutes. The motion carried.

**President's Remarks:** None.

**Treasurer's Report:** Steve Sommer provided a report for the period ending April 30, 2020: \$172,209 in the operating account for general operations and \$115,312 in the emergency fund); \$5,499 in community development, and \$7,529 in the clean site account. Accounts Receivable were \$10,284. Disbursements were \$3,812 with payments to Star, Instar, COPG, and FPL.

**Bylaws and Articles of Incorporation Amendments:** Association Attorney Sarah Spector joined the call. The Board and attorney discussed at length the definitions of multifamily lots, condominiums, single family lots, parcels, units, etc. The attorney said a single-family lot could be split into two one-half lots and have one-half assessments paid by each half owner. However, the vote could not be split. The two half owners could only vote if they agreed on how to vote. The attorney also advised that she felt of a multi-family lot was split into two multifamily lots; the new two half lots would only pay one-half of an assessment and have the same voting stipulation. The attorney was concerned about lack of use of both terms: unit and condominium throughout the documents; thus causing some issues. There was also some discussion regarding the amendments themselves. The attorney would review further and forward her findings.

**ARBs:**

127 Acalypha-painting and enlarge barrel storage: Jim Kaletta moved, and Melissa Lockhart seconded to approve the request. The motion carried.

7422 S. Seagrape-circle driveway and sod: Steve Sommer moved, and Jim Kaletta seconded to approve the request contingent upon obtaining a City permit. The motion carried.

551 Royal Poinciana-painting: Bill Main moved, and Steve Sommer seconded to approve the request. The motion carried.

**Performance Bonds:** None.

**Committee Reports:**

Airport: Jim Kaletta reported construction continues and no other major changes..

Landscape: Jay Gile noted the foxtail ferns in the entrance beds are getting covered with mulch, and care needs to be taken. The Board agreed that it was time to add the Podocarpus cul de sac to the spraying as the owner who usually cared for it was going north.

Community Development: No report.

Ditch/Swale: Steve Sommer reported it was time to start compiling the projects for the next budget year. Under consideration do far are: N-1 ditch near the Satsuma turn and the rip rap at the ditch near Sweet Alyssum. Enid Raab, 603 Royal Poinciana, had a sitting water problem due to the grading on her lot. She and her builder, Sage Homes, were asking to create a swale through the greenbelt directing the sitting water to the ditch. The Board would not agree to cutting in a swale and suggested a dry well and directing the rain runoff into the ditch underground. Jay Gile and Steve Sommer would meet with Paul Schaeffer, Sage Homes, the next morning onsite.

FDOT-Rt 41: No report.

Police Chief Advisory Council: No report.

**Unfinished Business:**

Association Attorney: The Board agreed to table this discussion at this time.

**New Business:**

Zoom Meetings: The Board agreed to try Zoom for the next regular meeting as suggested by Sherry Danko.

2020 Annual Meeting: Sherry Danko stated the Church is not reopening its offices until July 15, and they may not be taking outside reservations for their facilities. She would check into other options.

Violations & Fines: None.

**Next Meeting:** June 15, 2020 at 7:00 PM.

**Residents: Comments on Non-Agenda Items:**

One owner asked about replacing the trees that died along a portion of the tree buffer on N. Seagrape. The Board would not change their previous decision to not spend any more Association funds on the tree buffer.

**Adjournment:** With no further business to come before the Board, the meeting adjourned at 8:14 PM.

*Sherry Danko*

Sherry Danko for Bill Main, Secretary