

**Burnt Store Meadows POA
Board of Directors Meeting
July 19, 2021
Minutes**

Call to Order: The meeting was called to order at 7:00 PM via Zoom.

Establish a Quorum: A quorum was established with the following present: Melissa Lockhart, Rhonda Hall, Bill Main, and Jim Kaletta. Jay Gile joined while the meeting was in progress.

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: Rhonda Hall moved, and Jim Kaletta seconded to approve the June 21, 2021 minutes. The motion carried.

President's Remarks: None.

Treasurer's Report: Rhonda Hall reported the following bank balances as of June 30, 2021: Operating: \$307,571 (Operations: \$186,897 & Emergency: \$120,675). Community Development.: \$7,953, and Construction: \$11,994. Accounts receivable were \$10,323. Cash disbursements totaled \$15,422 to Star, COPG, FPL, and Harbor Ridge Development.

ARBs:

343 Gold Tree-pool & cage: Melissa Lockhart moved, and Jim Kaletta seconded to approve. The motion carried.

7155 N. Plum Tree, 100 Acalypha, & 7155 N. Plum Tree-new roof: Melissa Lockhart moved, and Jim Kaletta seconded to approve. The motion carried.

7155 N. Plum Tree-solar panels: No approval required.

7106 N. Blue Sage-concrete work: Jim Kaletta moved, and Rhonda Hall seconded to approve. The motion carried.

212 Yucca and 492 God Tree-fence: Jim Kaletta moved, and Melissa Lockhart seconded to approve contingent upon a City permit. The motion carried.

7274 Allamanda-windows & door: Melissa Lockhart moved, and Rhonda Hall seconded to approve. The motion carried.

810 Royal Poinciana-new construction-Trade Winds Luxury Homes: Jim Kaletta moved, and Bill Main seconded to approve. The motion carried.

Performance Bonds:

810 Royal Poinciana- Trade Winds Luxury Homes: Bill Main moved, and Jim Kaletta seconded to levy a fine of \$1000 (\$100 per day for 10 days) for not providing proof of a performance bond. The motion carried.

Committee Reports:

Airport: Jim Kaletta reported there were more flights, and the airport was doing well.

Landscape: No report.

Community Development: No report.

Ditch/Swale: No report.

Unfinished Business:

Entrance Planting Beds: Postponed until the next meeting.

Budget Preparation: Rhonda Hall stated she met with Sherry Danko to review the draft budget. Sherry Danko shared the details of what she prepared. The Board agreed to present this version with a \$250 annual fee to the membership for adoption at the annual meeting.

Annual Meeting: The meeting agenda will include the election of directors, adoption of the budget, and rollover of surplus funds.

New Business:

Fall Community Yard Sale: Jay Gile reported there was community interest in a yard sale. A date is to be determined.

Violation Inspections: Rhonda Hall opened discussion on the benefits if having Sherry Danko perform monthly violation inspections. She felt all owners in violation should be sent letters and not just those who the Board happened to see or owners call in about. The Board discussed the pros and cons. Sherry Danko would check to see if the new law of no anonymous complaints is only for governmental bodies or if it applies to HOAs. She also discussed a few violations she was working on.

Violations & Fines: None.

Next Meeting: August 16, 2021 at 7:00 PM.

Owner Comments on Non-agenda Items:

Concerns about the two Air BNBs. The attorney had advised that as there are no rental restrictions in the deed restrictions, the short-term rental is no different than the long-term rental. Melissa Lockhart would check with the City for an update on the complaint filed.

Adjournment: With no further business to come before the Board, Melissa Lockhart moved, and Bill Main seconded to adjourn. The motion carried, and the meeting adjourned at 8:10 PM.

Sherry Danko

Sherry Danko for Bill Main, Secretary