

Burnt Store Meadows Property Owners Association
Annual Membership Meeting
September 27, 2021
Minutes

Call to Order: The meeting was called to order via Zoom at 6:31 PM.

Establish a Quorum: A quorum was established with 221 lots/units represented in person.

Also present was Sherry Danko representing Star Hospitality Management.

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

Approval of Minutes: Jim Kaletta moved, and Melissa Lockhart seconded to approve the September 21, 2020 membership meeting minutes. The motion carried.

Reports of Officers:

President: Jay Gile spoke to the following: there were 90 sales and 19 new homes built in the past year. Past due assessments have doubled in the past year, and the Board is pursuing collection action.

Treasurer: Rhonda Hall reported for the period ending August 31, 2021. The operating accounts totaled \$256,639 with \$135,944 for general operations and \$120,695 for emergency funds. Community Development has \$7,953. The clean site account balance is \$11,494. The Accounts Receivable total is \$9,678. Accounts Payable is zero. Cash Disbursements were: \$16,917 with payments to Star, COPG, FPL, BrightView, GTS, a Jay Gile reimbursement, and one clean site refund.

Committee Reports:

Airport: Jim Kaletta reported the main runway will be shut down for one year for reconstruction. This will mean quieter approaches for Burnt Store Meadows. The General Aviation construction is almost completed.

Community Development: Little activity other than the community yard sale due to Covid-19.

Drainage & Ditches: Jay Gile reported the past year was mainly cleanup rather than more major projects. For 2021-2022, the Board expects more routine maintenance. Starting to see some impact from the new home construction activity.

Old Business: None.

New Business:

Vote to Adopt the 2021-2022 Budget: The vote carried with 198 "yes" votes, 9 "no" votes, and 14 abstentions. The annual fee will be \$250.

Vote to Carry Over Any Surplus Funds to Avoid a Potential Tax Liability: The vote carried with 208 "yes" votes, zero "no" votes, and 13 abstentions.

Announcement of Directors for 2021-2022: As the number of candidates was less than the number of available positions, there was no need for an election. Melissa Lockhart and Jim Kaletta submitted intents and

will serve a two-year term. They join Jay Gile and Rhonda Hall who have one year remaining. One position remains vacant and will be filled by the Board at their organizational meeting.

Owner Comments: A comment was made about recent solicitation in the community. Owners were encouraged to call the non-emergency Police number: 941-639-4111,

Adjournment: With no further business to come before the membership, the meeting adjourned at 6:51 PM.

Sherry Danko

Sherry Danko for the Board