

**Burnt Store Meadows POA  
Board of Directors Meeting  
January 24, 2022  
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: Jay Gile, Melissa Lockhart, Rhonda Hall, Joyce Tilden, 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 December 20, 2021 minutes. The motion carried.

**President's Remarks:** None.

**Treasurer's Report:** Rhonda Hall, reporting the following bank balances as of December 2021: Operating: \$413,835 (Operations: \$291,935 & Emergency: \$121,900). Community Development.: \$8,667, and Construction: \$16,994. Accounts receivable were \$33,261. Cash disbursements totaled \$13,231 to Star, COPG, FPL, Time, Auto Owners Insurance, three refunds for overpayments, and one reimbursement. The Board gave Sherry Danko the authority to waive late fees and interest depending on the circumstances and past history.

**ARBs:**

312 Clusia Rosea-remove palms: Jim Kaletta moved, and Rhonda Hall seconded to approve the request. The motion carried.

7546 Coco Plum-replace mulch with pavers: Melissa Lockhart moved, and Jim Kaletta seconded to approve the request. The motion carried.

7225 Allamanda-painting: Melissa Lockhart moved, and Jim Kaletta seconded to approve the request. The motion carried.

602 Vinca Rosea-windows: Melissa Lockhart moved, and Jim Kaletta seconded to approve the request. The motion carried.

610 Vinca Rosea-fence: Rhonda Hall moved, and Joyce Tilden seconded to approve the request. The motion carried.

421 Vitex-paver patio: Jim Kaletta moved, and Melissa Lockhart seconded to approve the request. The motion carried.

7534 Coco Plum, 7434 S Seagrape, 7142 N Blue Sage, 313 Gold Tree, 7513 Viburnum-new roof: Jim Kaletta moved, and Melissa Lockhart seconded to approve the requests. The motion carried.

313 Gold Tree-flag pole: Jim Kaletta moved, and Melissa Lockhart seconded to approve the request. The motion carried.

7244 N Plum Tree-new construction-Lewis Maguire Homes: Jim Kaletta moved, and Rhonda Hall seconded to approve the request. The motion carried.

350 Royal Poinciana-new construction-RFB Home Builder: Jim Kaletta moved, and Jay Gile seconded to approve the request. The motion carried.

7370 N Ficus Tree-new construction-RFB Home Builder: Melissa Lockhart moved, and Rhonda Hall seconded to approve the request. The motion carried.

7218 N Blue Sage-new construction-DR Horton: Melissa Lockhart moved, and Jay Gile seconded to approve the request. The motion carried.

7509 Ligustrum-new construction-DR Horton: Melissa Lockhart moved, and Jim Kaletta seconded to approve the request. The motion carried.

7360 N Seagrape-new construction-DR Horton: Jim Kaletta moved, and Rhonda Hall seconded to approve the request. The motion carried.

#### **Performance Bonds:**

7244 N Plum Tree-Lewis Maguire Homes, 350 Royal Poinciana-RFB Home Builders, 7370 N Ficus Tree- RFB Home Builders, 7218 N Blue Sage-DR Horton, 7509 Ligustrum-DR Horton, and 7360 N Seagrape-DR Horton: Jay Gile moved, and Jim Kaletta seconded to levy a fine of \$1,000 for each address (\$100 for 10 days) for not submitting a bond. The motion carried.

#### **Committee Reports:**

Airport: Jim Kaletta reported 2million passengers are expected in 2022. Runway 422 should be completed in December. Expect to see more planes and more gates.

Landscape: Jay Gile indicated the palms at the entrances are turning yellow due to a magnesium or iron deficiency. He would spend \$30 for the proper fertilizer. An owner asked about adding more buffer trees. The POA will not spend any more money for planting on the buffer. The mulch at the entry beds would be put down next week.

Community Development: Jay Gile stated he is still looking for a volunteer to chair the community yard sale.

Ditch & Swales: Under unfinished business.

#### **Unfinished Business:**

Diches & Drainage & The Bridge: Bids were presented from Harbor Ridge and Titan. After discussing the bids, Jim Kaletta moved, Jay Gile seconded to approve the bid from Titan from \$15,600. The motion carried.

#### **New Business:**

Dead Tree Removal (Vinca Rosea): There is a dead tree on the common area that needs to be removed. The Board discussed pricing. Starting at \$150 to remove the tree, the Board agreed, by general consensus to have the tree removed at a cost not to exceed \$250.

N-1 Ditch: Sherry Danko shared the information she received from an owner regarding a fallen tree and some trash in the ditch. This would be handled as part of the N-1 ditch cleaning. Jay Gile said he would take a look at it.

Community Yard: Discussed earlier.

Newsletter: Debbie Troise requested any articles by mid-February for the February edition.

Violation Protocol: Jay Gile wanted to be sure the directors had a copy.

#### **Violations Fines:**

241 Royal Poinciana-string fence: Melissa Lockhart moved, and Jim Kaletta seconded to levy a fine of \$25 if the string fence is not moved in three days (second letter had been sent). The motion carried.

**Other Comments:**

Mention was made of the hedge row along the frontage of the vacant lot ion No Plum Tree despite being sent letters. Melissa Lockhart moved, and Jim Kaletta seconded to levy a fine of \$25. The motion carried.

**Next Meeting:** February 28, 2022 at 7:00 PM.

**Adjournment:** With no further business to come before the board, the meeting adjourned at 8:05 PM.

*Sherry Danko*

Sherry Danko for Joyce Tilden, Secretary