

**Burnt Store Meadows POA
Board of Directors Meeting
January 22, 2017
Minutes**

Workshop: Preliminary discussion on agenda items. Also discussed was the delay with storm cleanup by Brightview and clean site refunds.

Call to Order: The meeting was called to order By Vicki Perkins at 7:00 PM at the Star Hospitality Management conference room.

Establish a Quorum: A quorum was established with the following present: Vicki Perkins, Pete Keller, Tom Delebreaux, Mike Corio, and Steve Gnech.

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

Disposal of Minutes: Pete Keller moved, and Steve Gnech seconded to approve the 12-18-17 meeting minutes. The motion carried.

Opening Remarks: The picnic was held this past weekend with 70-75 people in attendance. A good time was had by all.

Treasurer's Report: Mike Corio presented as follows for the period ending 12/31/17: \$277,107.54 in the operating accounts; \$13,500 in the construction account; accounts receivable are \$21,592.06; and cash disbursements were \$31,152.45 for Star, COPG, FPL, Pavese Law firm, Brightview, Time Insurance, MLP Development, Webb-Lorah, Auto-Owners Insurance, and Burnt Store Lakes.

ARBS:

311 Clusia Rosea, 7554 Dracena, 301 Yellow Elder, 7326 No. Seagrape: painting: Tom Delebreaux moved, and Pete Keller seconded to approve all the painting ARBs. The motion carried.

331 Gold Tree-new roof: Tom Delebreaux moved, and Pete Keller seconded to approve the ARB as requested. The motion carried.

7154 No. Blue Sage-new construction-Thornberry: Pete Keller moved, and Tom Delebreaux seconded to approve the ARB contingent upon providing a copy of the side and rear elevations, indicate the type of siding, and provide a more comprehensive landscape plan. The Board also expressed concern about the proximity of the olive tree to the house. The motion carried.

Performance Bond: Pete Keller moved, and Mike Corio seconded to ask the Hearing Committee to approve a fine of \$1,000 each (\$100/day/10 days) for 7154 No. Blue Sage for not submitting a proof of a bond. The motion carried.

ARB, Clean-Site, & Performance Bond Updated Forms and Procedures: Tom Delebreaux moved, and Mike Corio seconded to approve all three forms and procedures. The motion carried.

Committee Reports:

Airport: Jim Kaletta reported on the following: selection of engineering firm for the wetland mitigation, bird crisis, Airport Authority workshop, Sunshine Law and Code of Ethics, status of Western Michigan University, T hangar development, and the Master Plan.

Landscape: Vicki Perkins reported the small palm planted by the City was replaced with a larger palm at a cost of \$180. The crotons in the entrance beds lost leaves due to the cold temperatures. Jay Gile will check the irrigation. The monument signs need cleaning and painting. Pete Keller would obtain a bid for "Next Stone" to use as a DIY project.

Member Activities: Pete Keller reported the picnic was chilly but still a success.

Unfinished Business:

Tree Buffer: The Board discussed the bids from Instar (\$3273.60 for 6 bags per tree) and Brightview (\$1430 for 2 bags per tree). Instar would be asked to re-bid at 3 or 4 bags per tree. Tom Delebreaux moved, and Pete Keller seconded to approve up to \$2400 for 4 bags per tree or only 3 if necessary with a credit back. The motion carried.

Apartment Complex: Vicki Perkins spoke about she and Sherry Danko meeting with Nancy Prafke and Jon Wright, President of the Punta Gorda Chamber (and a BSMPOA owner). The group discussed the pertinent issues. A meeting with the Design Review Committee with City to discuss safety and traffic concerns was encouraged. The Board would be meeting with the POA attorney on January 29 and would discuss further.

New Business:

Bylaws & Other Association Governing Documents: No discussion at this time.

S-1 Ditch Cleanup-So Blue Sage Proposal: NLP Development had submitted a bid for \$9050. The Board felt it to be high. They decided to wait until after the normal S-1 ditch cleanup before deciding if additional clean-up was necessary.

March Meeting & Disaster Preparedness: Pete Keller stated he had invited speakers to discuss emergency preparedness particularly issues specific to Burnt Store Meadows including but not limited to flood zones, storm surge, etc. Expecting a larger attendance than usual, Tom Delebreaux moved, and Steve Gnech seconded to approve spending \$200 to use the Burnt Store Presbyterian Church Fellowship Hall with a start time of 6 PM. The motion carried.

Management Agreement: The Board would discuss the management agreement further after they met with the attorney.

Steve Gnech City and County Research: Steve Gnech provided an overview of the significant research he performed in determining ownership and/or maintenance responsibility for the ditches. Based on his research, he feels the City and County have responsibility to maintain those areas where they have easements. There will need to be additional research and discussion with the appropriate governmental people to clarify the maintenance responsibility.

Violations: None.

Next Meeting: The next meeting would be Monday, February 26, 2018 at 7 PM.

Comments on Non-Agenda Items: None.

Adjournment: With no further business to come before the Board, the meeting adjourned at 9:29 PM.

Sherry Danko

Sherry Danko, for Tom Delebreaux, Secretary