

**Burnt Store Meadows Property Owners Association
Board of Directors Meeting
May 20, 2019
Minutes**

Call to Order: The meeting was called to order at 7:00 PM at the Star Hospitality Management.

Establish a Quorum: A quorum was established with the following present: Vicki Perkins, Pete Keller, Steve Sommer, and Jay Gile. Rick Stewart arrived at 7:11 PM.

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 FL Statute 720.

Approval of Minutes: Pete Keller moved, and Steve Sommer seconded to approve the April 15, 2019 and May 1, 2019 minutes. The motion carried.

President's Remarks: None.

Treasurer's Report: Steve Sommer provided a report for the period ending April 30, 2019: \$261,725 in the operating accounts and \$9,596 in the clean site account. Accounts Receivable were \$5,823. Cash Disbursements were \$6,533 with checks to: Star, Instar, FPL, COPG, Roetzel Law Firm, two reimbursements and one clean site refund. Steve Sommer recommended consolidating the money market accounts. This would be addressed at the next meeting.

ARBs:

343 Gold Tree-JFS-new construction: Pete Keller moved, and Steve Sommer seconded to approve the request as presented contingent upon submitting a landscape plan for approval. The motion carried.

7351 So. Blue Sage-roof: Pete Keller moved, and Jay Gile seconded to approve the request as presented. The motion carried.

7321 So. Blue Sage-painting: Pete Keller moved, and Jay Gile seconded to approve the request as presented. The motion carried.

545 Royal Poinciana-pool equipment closet: Pete Keller moved, and Jay Gile seconded to approve the request as presented. The motion carried.

Performance Bonds:

343 Gold Tree: The Board discussed that the builder began construction (May 6 + 7) before the POA approved the ARB and before the City granted a permit. He continued after the City awarded the permit; however, the POA still had not approved (May 18). Pete Keller moved, and Jay Gile seconded to fine the owner \$100 per day for 3 days (\$300) to starting construction prior to obtaining approval of his ARB. The motion carried. Pete Keller moved, and Jay Gile seconded to fine the owner \$100 per day for 10 days for not submitting proof of a performance bond from his builder. The motion carried. Both requests for fines will be presented to the hearing committee.

ARB Guidelines: The Board agreed to meet on June 5, 2019 at 6 PM to finalize the draft.

Fence Variance: The owner at 422 Royal Poinciana explained that she was asking for the Board's support for the City to change a City Ordinance to enable her to change the setback requirements. The owner lived on a corner lot and therefore the City considered the lot to have two fronts. This requirement prevented her from installing a fence in her preferred location. After considerable discussion, the Board agreed by general consensus that they would be against supporting an Ordinance change.

Committee Reports:

Airport: No report.

Landscape: Jay Gile reported three water meters still needed to be installed at the cul de sacs. The irrigation leak detector near Burnt Store Road was installed. Anyone seeing a red light during the day should contact Star. Jay Gile would present a list of lost plants due to no water to the City for replacement.

Social/Community Development: There was a meet and greet at the Burnt Store Marina the past Friday. Activities being considered for the future included: baseball game, 6-week yoga class, essential oils, etc.

Ditch/Swale: Steve Gnech reported on the re-swale program at So. Moss Rose, So. Tulip Tree, So. Ficus Tree, Philodendron, Carambola, and Vinca Rosea. He added that he removed rocks from the S-1 ditch near the concrete wall. It was noted the Burnt Store Road right-of-way needed mowing.

Unfinished Business:

Attorney Update: No report.

Tree Buffer: The Board discussed planting the cedars at the opening in the tree buffer. Jay Gile moved, and Steve Sommer approved having Bright View plant eight trees at a cost not to exceed \$3000 which included water bags. The motion carried. If these trees died, they would not be replaced.

Bright View:

N-1 & S-1 Update: Vicki Perkins stated there was a meeting with Bright View to discuss the problem areas. Unfortunately, Bright View did not remedy the areas properly. Another meeting will be needed. The Board agreed a better description of the project would be needed for the next RFP cycle.

2020 Proposal: Bright View provided a proposal for their proposed increase for 2020. The board can use with budget preparation.

New Business:

2019 Annual Membership Meeting: The meeting will be held September 23, 2019. Pete Keller moved, and Rick Stewart seconded to approve the \$200 rental fee for holding the annual meeting at the Burnt Store Presbyterian Fellowship Hall. The motion carried. The Board agreed to consider a speaker.

Violations & Fines: Pete Keller moved, and Jay Gile seconded to ask the Hearing Committee to approve a \$25 fine if the weeds and dead shrubs were not removed in two weeks. The motion carried.

Owner Comments:

An owner if golf carts could be driven on the roads---only if they are street legal.
The owner at 7250 No. Blue Sage expressed concern about flooding at his driveway.
There was mention made of landscape growth around the FPL poles.

Next Meeting: June 17, 2019 at 7 PM.

Adjournment: With no further business to come before the Board, the meeting adjourned a 8:34 PM.

Sherry Danko

Sherry Danko for Rick Stewart, Secretary