

**Burnt Store Meadows Property Owners Association
Board of Directors Meeting
June 17, 2019
Minutes**

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

Establish a Quorum: A quorum was established with the following present in person or by conference phone: Vicki Perkins, Pete Keller, Rick Stewart, Steve Sommer, and Jay Gile.

Sherry Danko, representing Star Hospitality Management, was also present.

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

Approval of Minutes: Pete Keller moved, and Steve Sommer seconded to approve the May 20, 2019 and June 5, 2019 meeting minutes. The motion carried.

President's Remarks: None.

Treasurer's Report:

Update: Steve Sommer provided a report for the period ending May 31, 2019: \$249,356 in the operating accounts; \$9,061 in the clean site account. Accounts Receivable were \$5,536. Disbursements were \$14,015 with payments to Brightview, Star, Gulf Coast Aquatics, Burnt Store Presbyterian Church, Instar, COPG, FPL, and two clean site refunds.

Bank Accounts: After some brief discussion, Steve Sommer moved, and Jay Gile seconded to close the Achieva Account and deposit into a new Money Market account at Centennial Bank and close the BOA account to the existing Centennial Money Market Account (#103). The motion carried.

2019-2020 Budget Planning: Sherry Danko would prepare a draft budget for discussion at the July Board meeting.

ARBs (New Construction and Other Exterior Changes):

7322 South Blue Sage -landscape plan: Pete Keller moved, and Jay Gile seconded to approve the ARB as presented. The motion carried.

7441 Sweet Alyssum-roof: Pete Keller moved, and Steve Sommer seconded to approve the ARB as presented. The motion carried.

Vicki Perkins noted the ARB request from the prior meeting for a fence on Trumpet Tree still had an issue with the two lots having different owner's names. Permitting had granted a permit. Vicki Perkins contacted David McCarty to remind him the ownership issue had not been resolved. The permit was rescinded.

Performance Bonds: None.

ARB Guidelines: The Board reviewed the final details of the Guidelines and directed Sherry Danko to send to the attorney for review.

Committee Reports:

Airport: Jim Kaletta reported the runway repairs will begin after the November 1st Air Show. He also stated there has been debate about using the vacant flight school building for another flight school versus for a mechanics school.

Landscape: Jay Giles stated the following: four palms were being planted by the City on the cul de sacs, 29 Indian Hawthornes were planted by the City, water is now on all the cul de sacs where needed, and Bright View will be planting the eight trees along the tree buffer.

Community Development: No report.

Ditches: Steve Sommer reported on the front swales recently completed by the City. Steve Sommer, Vicki Perkins, and Sherry Danko will meet with BrightView the next day regarding the remaining issues in the N-1 and S-1 ditches. Vicki Perkins also reported on the upcoming meetings with the City on June 26 (onsite) and 27 (at Public Works) to further discuss shared ditch issues.

Unfinished Business:

Attorney Update: Vicki Perkins discussed the recent attorney e-mail detailing the need for more time and additional costs. The Board will address with the owners at the membership meeting. She also discussed a few comments from the attorney regarding the commercial lot, the unknown ownership of the strip along the S-1, and the Seminole Lakes issue.

New Business:

Signage: It was agreed that Sherry Danko would contact the City regarding signage warning of pedestrians at the curves on the both ends of Gold Tree for both directions. An owner complained about a resident driving over the greenbelt in a short cut to his house. Jay Gile would speak to the resident.

Articles of Incorporation and the Bylaws: Steve Sommer raised the issue of correcting some obvious items in both documents such as the registered agent. The Board agreed to hold a special meeting dedicated to this subject. They agreed on June 26th following the 6:00 PM hearing. **

N-1 and S-1 Ditch Cleaning Language: The Board discussed at length clarifying the language in the RFP and contract. After much discussion, it was agreed that rather than change the language, an onsite meeting with the Contractor immediately prior to starting the work to review expectations would be best.

Violation Protocol: It was agreed to discuss at the June 26th Special Board meeting. **

Violation & Fines: The issue of fining for commercial vehicles being parked overnight was discussed. As there is no violation provided for in the Deed Restrictions, the matter should be referred to Code Enforcement and the Police. It was agreed to ask the Attorney if signage on a vehicle could be considered signage which would be against the Deed Restrictions.

Next Regular Meeting: July 15, 2019 at 7:00 PM.

Owners' Comments on Non-Agenda Items: None.

Adjournment: With no further business to come before the Board, the meeting adjourned at 8:46 PM.

Sherry Danko

Sherry Danko for Rick Stewart, Secretary

** The Special Board meeting was later changed to July 3, 2019 at 6:00 PM.