

**Burnt Store Meadows Property Owners Association  
Board of Directors Meeting  
August 19, 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: 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 Jay Gile seconded to approve the July 15, 2019 and July 31, 2019 meeting minutes. The motion carried.

**Opening Remarks:** Vicki Perkins stated this will be the last regular meeting for Pete Keller, Rick Stewart, and herself. The three new directors will be announced at the annual meeting.

**Treasurer's Report:**

Update: Steve Sommer provided a report for the period ending July 31, 2019: \$214,607 in the operating accounts; \$7,029 in the clean site account. Accounts Receivable were \$4,183. Disbursements were \$20,529 with payments to Brightview, Star, Instar, COPG, FPL, two reimbursements, and one clean site refund.

**ARBs (New Construction and Other Exterior Changes):**

7537 Ligustrum-roll down shutters: Pete Keller moved, and Jay Gile seconded to approve the ARB as presented. The motion carried.

7127 No. Blue Sage-new roof: Pete Keller moved, and Steve Sommer seconded to approve the ARB as presented. The motion carried.

7519 Pon Kan-landscape plan for new construction: Pete Keller moved, and Steve Sommer seconded to approve the ARB as presented. The motion carried.

547 Philodendron & 319 Gold Tree-paint house: Pete Keller moved, and Jay Gile seconded to approve the ARB as presented. The motion carried.

618 Royal Poinciana-fence: Pete Keller moved, and Jay Gile seconded to approve the ARB as presented. The motion carried.

**Performance Bonds:** None.

**ARB Guidelines:** The proposed ARB Guidelines were mailed to all owners. Comments included: add satellite dishes to the list not needing approval (7.0); no further action needed regarding hurricane shutters; and discussion about the term "structure" in the attorney's version, Section 1.14. The attorney sent draft changes to the ARB Guidelines as well as to the Bylaws and Articles of Incorporation. Due to the lateness of receiving the information, the Board agreed to postpone the Board vote on the ARB Guidelines and to not present the Amendments for the Bylaws and Articles of Incorporation at the membership meeting in order to allow for sufficient time to properly review.

**Committee Reports:**

Airport: Pete Keller reported for Jim Kaletta that all is business as usual.

Landscape: Jay Gile would speak to Tim Eaton who volunteered to fertilize the new replacement buffer trees. Fertilization must wait until October 1<sup>st</sup>.

Community Development: No report.

Ditches: Steve Sommer noted there were bids for discussion for the upcoming drainage projects (No. Tulip Tree, Vitex/Podocarpus, and Schefflera). The Board discussed along with Steve Gnech who raised some changes to the bids. To avoid having any change orders, the Board agreed another meeting was in order with Mark from Harbor Ridge. The owner at 7280 Allamanda said he was having rainwater buildup in his driveway since the City repaired a water main break. Sherry Danko would contact Ramona Peters. Regarding the cypress tree with the knees which was causing a blockage in the S-1 ditch, Pete Keller moved, and Steve Sommer seconded to approve the bid for \$1400 from Greentops. The motion carried. Vicki Perkin will obtain the permit.

**Unfinished Business:**

Irrigation: Vicki Perkins discussed the need for a professional to make the proper irrigation repairs at both entrances. There had been problems with leaking water for a number of months. Bids were obtained from Dan Boule Irrigation and Shaffer Irrigation. Jay Gile moved, and Pete Keller seconded to approve the bid from Shaffer for \$1200 for a new system. The motion carried. The project should be completed before September 30.

Annual Meeting Final Details: The Board reviewed the agenda which would include special speaker, officer reports, committee reports, attorney review of the drainage issues, votes on the budget and rollover, announcement of directors, and owner comments. The Board will hold a meeting at a date following the annual membership meeting to discuss the amendments.

**New Business:**

Drainage Projects: Discussed under committee reports.

Approval for Parking Non-Commercial Pickup Trucks in Driveways: The Deed Restrictions prohibit the parking of trucks in driveways without written consent. After some discussion, Steve Sommer moved, and Pete Keller seconded for the Board to grant their express written consent for personal pickup trucks, not used for business, to be parked any time in the driveways. This is in accordance with Section 8 of the Deed Restrictions. The motion carried.

Violation & Fines: None.

**Next Regular Meeting:** September 23, 2019 at 6:30 PM-Annual Membership Meeting..

**Owners' Comments on Non-Agenda Items:** None.

**Adjournment:** With no further business to come before the Board, the meeting adjourned at 8:28 PM.

*Sherry Danko*

Sherry Danko for Rick Stewart, Secretary