

**March
2015**

Burnt Store Meadows

Your Board Members

- Tom Erhardt
President
- Tom Delebreaux
Vice President
- Pete Barbaro
Treasurer
- Tom Delebreaux
Secretary
- Edd Weiner
Director at Large
- Ray Chapman
Director at Large

Look for us on the web:

BSMPOA.com

Email:

BSM_poa@yahoo.com

Our Management

Company is:

Star Management

26530 Mallard Way
Punta Gorda, FL 33950
941-575-6764
941-575-7968 (fax)

Change is in the Air:

There seems to be so much going on within our community these past months. We've seen an increase in the sales/purchase of existing homes and a number of new homes being built which is exciting. We want to welcome all new homeowners to Burnt Store Meadows.

We've also seen an increase in attendance at our monthly POA meetings which is important. This is a great way to meet your neighbors and the best way to find out what's going on within our community. It also shows you care. For any of you who have attended any of the recent POA meetings, you know that we resolved a conflict in the language between the Articles of Incorporation and our By-Laws via a vote during a special meeting January 26th which states that anyone sitting on the Board needs to be a homeowner or spouse of same. This will take effect with the next Annual Meeting.

Another issue we've been facing pertains to the requirement of a Performance Bond on any new construction within Burnt Store Meadows. The Board heard from a number of builders over the course of several months that've been in the business for years that are having problems obtaining the required Bond. While we need to abide by our Declaration of Restrictions, dated May 1977, it's obvious we need to make some changes. During the last POA Meeting the Board agreed to have a committee convene to go through the Declaration of Restrictions as a whole and be prepared to make some recommendations.

One of the best ways to do this is to take a look at our City ordinance as well as the Florida Statute where both have made numerous changes over the years with regards to water conservation & solar energy, to name a few and bring our Declaration up to date.

To make any changes we need the vote of both home & lot owners alike, whether you've bought in to the community or have future plans to sell. I can only see this as a positive. To do this we need your help. Anyone interested in participating in the Declarations Committee can send me an e-mail so we can keep you apprised of meeting dates, etc. Start attending POA meetings if you're not doing so already. This is where the committee will start making suggestions of possible changes to the Board and is one of the best ways to keep you informed. Read your newsletters. It's another way to keep you informed. Offer suggestions. These changes impact you. And finally, talk about it with your neighbors so everyone can make an informed decision when it's time to vote. If for one want to live in a community that others want to buy into and build. More to follow in the May newsletter.

Vicki Perkins

Declaration of Restrictions
Committee & Newsletter
Editor

E-Mail:
sursea45@yahoo.com

Treasurer's Report

As a reminder to those who have not paid their annual assessment, a payment of \$165.00 is overdue. Reminder notices were mailed at the beginning of the year and include an additional charge for penalty and interest. A second notice is being sent out with a reminder that unpaid assessments will be referred to our attorney for collection. A lien is the initial legal action which will increase the amount due by over \$400.00 in attorney fees. If still unpaid, this may lead to foreclosure action. We always attempt to encourage payment of the assessment to avoid the legal fees. As of January 31, 2015, the unpaid assessments were \$24,716.03. For those residents who timely pay their assessments, thank you for your timely payment.

Management Company Notes

A Board of Director vacancy was filled by Ray Chapman at the February 23rd meeting. Originally Bill Greco was going to sit on the Board but had to withdraw when he accepted a new job position.

2014 Christmas Decorating Competition

Once again, the residents outdid themselves with the beautiful holiday decorations throughout the community. It makes for such a pleasurable experience when both visitors and residents drive through the community in December. The results of the contest are as follows:

First Place	7225 Allamanda Lane
Second Place	7504 Ligustrum
Third Place	7441 Sweet Alyssum

The Board thanks the winners, all participants, and the judges. Certificates and gift cards were provided to the winners. Start thinking about your decorating plans for December 2015!

Spring Cleaning!

Spring has arrived and is a good time to see what items around your home need maintenance or just some sprucing up.

Maintenance items range from the small to the large. Suggested items to check on include: roof cleaning, house pressure washing and/or painting, fence repairs or cleaning, mailbox cleaning, driveway cleaning, freshening up your planting beds and lawns, and more.

We all take pride in our homes and community. Spending some time on home maintenance will improve the appearance of our homes and community.

Reminder: Any improvements such as changing the paint color of your home, installing a fence or building of an addition will require the submission of an ARB Form to the Board which also serves as the Architectural Review Board and approval *prior* to beginning any work. ARB forms can be found on the bsmpoa.com website.



DEALING WITH SMALL AND LARGE CONTRACTORS

By Edd Weiner, R.A. , Board Member

Now that the economy is picking up, more and more people are beginning to look at their existing homes to do renovations or additions, or they are looking at new lots, wanting to build anew.

Either way, the homeowner needs to exercise caution when hiring contractors (general) or contractors (specific – i.e. A/C, plumbing, electrical, fencing, painting, etc.

Here are some common mistakes homeowners make when retaining contractors to do work on or in their home.

First, although most contractors are licensed and/or insured, one should not accept either or. You should only accept both. A contractor must be licensed and insured to do work in Punta Gorda and Charlotte County. However, there are those from out of the area that will tell you they are licensed and insured, and are either neither, or are only licensed. If damage is done to your home during construction, they are the responsible party. Although your homeowner's policy MAY cover the damage, it will only come back to you through increased premiums later.

Second, some small contractors will ask for payments ranging from a percentage of the work to FULL payment prior to commencing construction. DO NOT pay any contractor in full prior to the work being completed. As a matter of fact, full payment prior to commencing work is a real red flag, and you may want to reconsider contractors.

Third, be sure to get what is known as a release of lien, or for work that is going to require several payments, a partial release of lien. XYZ Roofing for example, may charge you to re-shingle your roof. You pay him in full, and after a while, you get a bill from the shingle material supplier saying the materials used by XYZ Roofing were not paid for. Because you have only a paid invoice that says you paid XYZ in full, there is no proof that XYZ paid the material supplier. YOU are now responsible to be the material supplier.

And finally, for those of you who have either attended Board meetings or have talked to your neighbors who have attended Board meetings, there has been great discussion and controversy over one of our deed restrictions, which requires contractors to obtain a Performance Bond prior to commencing construction. Although all of the builders building presently in BSM are reputable and experienced builders, sometimes we get bids from "less than reputable and experienced builders", and therein may lie the problem. Oftimes these builders take on more than they can handle, get in over their heads and begin to slow down work or terminate it until they can catch up on payments to suppliers or laborers, which is usually never. You are left holding the bag for an unfinished structure, and your neighbors are left holding the bag with an unsightly mess next to them. A performance bond guarantees you the owner that the surety company will pay for the completion of the home or addition. Is there a cost? Absolutely! But you either pay the piper now or later.

For further answers to your questions about building in BSM, come to our next Board meeting and let us attempt to answer your questions.

BSM Hearing Committee held over the Performance Bond issue

There were four cases. Three were found innocent, due to the fact they were unable to obtain a performance bond. The fourth case was found guilty, due to not submitting building plans before starting construction. The committee has recommended to "moratorium" the bond issue, and a vote will be taken at the March 16, 2015 monthly POA meeting.

Tom Delebreaux, Vice President

Updates:

As a reminder to everyone we are a deed restricted community. These restrictions may be obtained on the Burnt Store Meadows Website. With new construction & the recent sales of homes we are welcoming new residents to our community!

Tom Delebreau
Vice President

Homeowners that rent their Property:

Homeowners renting their homes within Burnt Store Meadows have a responsibility to provide a copy & an overview of the Declaration of Restrictions with their renters. This allows renters to understand the guidelines of living in a deed restricted community which in turn will make for happy renters and happier neighbors. The same would apply with City Ordinances.

Keeping Home & Lot Owners Informed:

Home & lot owners expect communication with its board members. It's a responsibility of the Board of Directors to keep its members informed of issues that concern them. Besides the monthly meetings, another communication method includes sending out a newsletter. While some homeowner's associations use a printed newsletter, many others have switched to electronic newsletters that are both faster and less expensive to produce.

I think this is the right time to make this change within Burnt Store Meadows. We only send the newsletter out four times a year. **The cost to print & post those newsletters last year cost us \$2374.85.** I'm sure we can find a better use for those funds. In addition to cost, there is sometimes a need to be able to get information out quickly, rather than wait for the next issue or POA meeting.

Please take a moment to fill out & return the enclosed application for each home/lot owner to advise us whether you would be willing to have your newsletter sent electronically via e-mail and to be included in any additional information that the Board of Directors or Star Management thinks necessary to go out.

In addition, starting with the next newsletter, Star Management will begin posting newsletters on the Burnt Store Meadows website (bsmpoa.com).

Please note: *This E-MAIL LIST WILL NOT be given out to any other sources for solicitation or any other purposes. You have the option to opt out at any time.*

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Burnt Store Meadows Broadcast Email Notification

Burnt Store Meadows will be establishing a Broadcast E-MAIL system to send time sensitive notices & newsletters to its BSM home & lot owners.

Please note: *This E-MAIL LIST WILL NOT be given out to any other sources for solicitation or any other purposes.*

BSM Member Last Name: _____

BSM Member First Name: _____

Home/Lot Address: _____

Is this a home or lot? Home Lot

Member's Contact Phone Number: _____

Member's Email Address: _____

Please indicate below whether to add or remove your email address from the BSM Broadcast List:

- Send newsletter & Broadcast E-Mail to the email address provided

- I want to continue to have my newsletter sent via regular mail & DO NOT wish to participate in receiving any Broadcast E-Mail messages.

**Please fold, tape and drop in your mailbox.
Thank you for your participation.**



Burnt Store Meadows POA
Star Hospitality Management
26530 Mallard Way
Punta Gorda, FL 33950

Broadcast E-Mail

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MARCH 2015 Newsletter

	<p>The Sigurdson Team <i>Realtors, GRI, SFR</i> Over \$80 Million Sold!</p>
<p><i>Your Burnt Store Meadows Specialists</i> Robyn: 941-662-9636 Larry: 941-204-2454 <i>Visit our Website: www.FloridaHarborHomes.com</i></p>	
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