

**Burnt Store Meadows POA
Board of Directors Meeting
April 20, 2015
Approved Minutes**

Call to Order: The meeting was called to order at 7:00 PM by Tom Delebreaux at the Star Hospitality Management Conference Room.

Establish a Quorum: A quorum was established with the following present: Pete Barbaro, Ray Chapman, Tom Delebreaux, and Edd Weiner. Tom Erhardt was absent.

Sherry Danko from Star Hospitality Management was also present.

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

Approval of Minutes: Edd Weiner moved, and Ray Chapman seconded to approve the March 16, 2015 meeting minutes. The motion carried.

Announcements: Tom Delebreaux advised owners could request a copy of the 2013-2014 compilation if they wanted one by contacting Star. Owners were reminded to properly maintain properties and not be in violation of the Deed Restrictions. Copies of the SCCC and COPG minutes are available on the table.

The Board discussed a welcome packet. Sherry Danko noted binders were purchased in the past to be distributed by a welcome committee. After some discussion about various options, Edd Weiner moved, and Tom Delebreaux seconded to approve mailing the packets with the Association Documents and other useful information to new owners by certified, receipt requested, mail. The motion carried with 3 “yes” votes to 1 “no” vote (Ray Chapman).

Treasurer’s Report:

Financial Update: Pete Barbaro gave an overview on the March 31, 2015 financials. He advised there was about a \$272,674 cash balance at 2/28/15. Cash receipts in Receipts were \$4,513. Cash disbursements were a total of \$7,060 payable to Star, the attorney, Lake Doctors, utilities, and miscellaneous. Accounts receivable are at \$18,478. Pete Barbaro provided a schedule of delinquency actions to the Board.

ARB:

Ray Chapman moved, and Pete Barbaro seconded to approve the plans for the proposed duplex on North Plum Tree. The motion carried with 3 “yes” votes to 1 “no” vote (Edd Weiner). Edd Weiner expressed his concern regarding the lack of performance bond.

Edd Weiner moved, and Ray Chapman seconded to approve the painting, replacement of two doors, and hurricane shutters for the home on Paspalum. The motion carried unanimously.

Edd Weiner moved, and Pete Barbaro seconded to the painting of the home on South Blue Sage. The motion carried unanimously.

Sherry Danko raised the issue of a portion of six foot stockade fence with a No Trespassing Sign on it which the builder said is intended to shield the porta potty on a construction site on Royal Poinciana. After some discussion, Ray Chapman moved, and Pete Barbaro seconded to table the discussion on this matter until the next meeting. The motion carried with 3 “yes” votes to 1 “no” vote (Edd Weiner). Edd Weiner would like to know the City requirements regarding signage and new construction.

The silt fence installed on Royal Poinciana to prevent parking by construction vehicles was discussed. The Board agreed it needed to be removed as it was installed to prevent parking rather than for protection of the adjacent property.

Open Comments on Non-agenda items:

Sherry Danko reported an owner called and suggested the POA maintain a list of vacant lots mowed by the City and not send violation letters to those lots with high grass if the City mows them. The Board did not agree that being part of the City mowing program excused the owners.

Old Business:

N-1 and S-1 Ditches: Tom Delebreaux gave an overview of his conversation with Nancy Prafke and the City regarding the stagnant and sitting water in the N-1 ditch. He advised the City said the work done should not have an adverse effect on the ditch. Tom Delebreaux disagreed. The City will be mowing in the preserve soon and should be able to determine if there are any issues there. Edd Weiner noted that after May 3rd he would have the time to pursue this at the County level. The Board agreed this needs to be acted on.

Sherry Danko requested further instruction on the N-1 and S-1 ditch as the cost to clean the N-1 ditch as discussed at the February meeting would be prohibitive (\$100,000-\$150,000). The Board agreed and instructed Sherry Danko to follow up with the one year renewal with Premier as agreed upon in January. Tom Delebreaux suggested advertising in the newspaper for the next cycle. The Board agreed to shear off the growth like a hedge and not worry about removing the dead material from the overspray. The Board would like information regarding the spraying cycle from Lake Doctors.

Common Area Agreement: Sherry Danko provided copies of the suggested changes to the renewal agreement. Edd Weiner moved, and Pete Barbaro seconded to approve a one year renewal. The motion carried with 3 “yes” votes and 1 “no” vote (Tom Delebreaux).

Cul de sacs: Sherry Danko presented the proposals from Premier: \$2237.75 each for stone only; \$420 each for mulch; \$315 each + \$1 per plug for Wedelia plugs; and \$345 each for oyster plants + \$4.25 per plant. The Board also discussed options regarding what the City might provide. Edd Weiner moved, and Ray Chapman seconded to table the discussion until the next meeting after more information is obtained from the City. The motion carried unanimously.

Deed Restrictions Re-write: Committee Chairperson, Vicki Perkins, provided an overview of the committee’s accomplishments. The committee met several times and reviewed each of the sections. Vicki Perkins also met and communicated with Teri Tubbs at the City for information to help bring the Deed Restrictions more in line with the City. She suggested a special Board meeting earmarked to review the proposed changes. Edd Weiner moved, and Tom Delebreaux seconded to have a special meeting on April 28th at 7 PM to discuss. The motion carried unanimously.

New Business:

ARB Procedure: Ray Chapman said he wanted to discuss a possible mid-month meeting for ARB decisions only. He suggested discussing next month.

New Construction ARB: Sherry Danko stated the owners building a new home on Satsuma never submitted plans despite being sent a letter. The Board agreed to have the Hearing Committee meet. Edd Weiner moved, and Pete Barbaro seconded to request approval for a fine of \$1,000 each for not submitting plans and an ARB form and for starting construction without obtaining approval. The motion carried unanimously.

May Newsletter: Editor Vicki Perkins advised she had 94 owners signed up to receive their newsletter via e-mail. She reminded the Board the deadline for articles for the May edition is May 1. By general consensus, the Board agreed to e-mail draft minutes as long as they are clearly marked.

Next Meeting: The next regular meeting would be on May 18, 2015.

Adjournment: With no further business to come before the Board, Edd Weiner moved, and Ray Chapman seconded to adjourn. The motion carried, and the meeting adjourned at 9:30 PM.

Sherry Danko

Sherry Danko for Tom Delebreaux, Secretary & Vice President