

Burnt Store Meadows POA
Board of Directors Meeting
April 28, 2015
Approved Minutes

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

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

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.

Deed Restrictions: Tom Erhardt announced the sole purpose of the agenda is to review the suggested changes to the Deed Restrictions as presented by the Committee. He turned the meeting over to Chair, Vicki Perkins.

Vicki Perkins introduced the Committee members (Vicki Perkins, Ray Chapman, Joyce Colpaert, Sue Delebreaux, & Sherry Danko) and made some introductory remarks regarding the process. Copies of the draft document were distributed. Vicki Perkins led the discussion section by section. All were in agreement that the Document will need to be reviewed by the attorney before presenting for a membership vote. The attorney's review will likely result in some additional changes.

Intro to the Declaration of Restrictions: Subject to changing "therefore after" to "herein after" and changing the term grantor throughout, Edd Weiner moved, and Tom Delebreaux seconded to approve the introduction. The motion carried unanimously.

Section 2: No Trade, Business, Profession, etc.: Edd Weiner moved, and Tom Delebreaux seconded to accept the proposed changes in Section 2 excluding the rental language in a and b. The motion carried unanimously. After some further discussion, Edd Weiner moved, and Tom Delebreaux seconded to rescind the above-mentioned vote. The motion carried unanimously. Tom Delebreaux moved, and Pete Barbaro seconded to accept the Section 2 proposed language, excluding parts a and b, and include the following: "and is described as follows: Limited Home Occupations is allowed and is described as follows:

a) There is no traffic generated by the occupation, b) the occupation is conducted by the resident owner only, c) there are no employees, d) there is no signage allowed, e) no change in residential character, f) no advertising using the home address of the home occupation, and g) no on site storage of goods and merchandise related to home occupation."

The motion carried unanimously. There was discussion regarding an additional section speaking to rentals.

Section 3: Lawns & Landscaping: Tom Delebreaux moved, and Ray Chapman seconded to accept the proposed changes with the insertion of "with" between sodded – grass and the insertion of "and well kept" at the end of the first paragraph. The motion carried 4 "yes" votes to 1 "no" vote (Edd Weiner). There was discussion on the length of the grass for both improved and vacant lots. This would be addressed under maintenance.

Section 4: Approval of Plans, Specifications, and Location of Buildings: Ray Chapman moved, and Tom Delebreaux seconded to approve as presented excluding the last two sentences in the first paragraph and removal of the language regarding the performance bond. The motion carried 4 "yes" votes to 1 "no" vote (Edd Weiner). Tom Delebreaux moved, and Ray Chapman seconded to also strike the section in the first paragraph starting with "for use of the building contractor" and ending with "Grantor". In addition, it would state "Prior to commencement of construction, written approval must be obtained, via an ARB form, from the Architectural Review Board." The motion carried 4 "yes" votes to 1 "no" vote (Edd Weiner). Tom Delebreaux moved, and Ray Chapman seconded to insert the liability clause from the ARB form. The motion carried unanimously.

Section 8: Location of Garages and Parking: Tom Delebreaux moved, and Pete Barbaro seconded to have the boat language mirror the City language. The motion carried 4 “yes” votes to 1 “no” vote (Edd Weiner). Pete Barbaro moved, and Tom Erhardt seconded to keep the RV language as it stands in the current deed restrictions. Both rescinded their motion. Ray Chapman moved, and Tom Delebreaux seconded to have the RV parking language mirror the City language. The motion failed with 2 “yes” votes and 3 “no” votes (Pete Barbaro, Tom Erhardt, and Edd Weiner). Tom Delebreaux moved and Ray Chapman seconded to have the RV language mirror the boat language (up to 2 nights per occasion and no more than 4 occasions per calendar year). The motion carried 4 “yes” votes to 1 “no” vote (Edd Weiner).

Section 9: Animals: Edd Weiner moved, and Tom Delebreaux seconded to accept the language with the proposed changes. The motion carried unanimously.

Next Meeting: The next special meeting would be on May 5, 2015 at 7 PM.

Adjournment: With no further business to come before the Board, the meeting adjourned at 9:15 PM.

Sherry Danko

Sherry Danko for Tom Delebreaux, Secretary & Vice President