

Burnt Store Meadows POA
Board of Directors Meeting
May 16, 2016
Unapproved Minutes

Workshop: Between 6:30-7:00PM, the Board met to have some preliminary discussion on the agenda items.

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

Establish a Quorum: A quorum was established with the following present: Pete Barbaro, Tom Delebreaux, and Pete Keller in person or by conference phone. Ray Chapman and Vicki Perkins were 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: Tom Delebreaux moved, and Pete Keller seconded to approve the April 18, 2016 and May 9, 2016 Board meeting minutes. The motion carried unanimously.

Opening Remarks: Pete Barbaro welcomed those owners present.

Treasurer's Report:

Financial Update: Pete Barbaro reported on the financials as of April 30, 2016. Approximately \$280,491 is currently in the bank accounts. Cash receipts for were \$795. Cash disbursements for April were \$7741 for the following: Premier, Lake Doctors, Legal, Star, Sign Tech and utilities. Accounts Receivable totaled \$13,499 with \$5,450 for past years. Pete Barbaro referred to the summary included in the meeting packet for delinquencies. Pete Barbaro suggested the directors review the summary, exchange e-mail comments, and then meet with the attorney to discuss the next actions.

ARB Requests:

7239 No Plum Tree-pool and cage: Tom Delebreaux moved, and Pete Keller seconded to approve the request as presented. The motion carried unanimously.

519 West Cashew-4 foot privacy fence: Pete Keller moved, and Tom Delebreaux seconded to approve the request as presented. The motion carried unanimously.

206 Yucca-painting: Pete Keller moved, and Tom Delebreaux seconded to approve the request as presented. The motion carried unanimously.

7245 No Plum Tree-whole house generator & propane tank: Pete Keller moved, and Tom Delebreaux seconded to approve the request as presented. The motion carried unanimously.

Performance Bond: No submissions.

Unfinished Business:

Violation Protocol Committee Update: Pete Keller and Sherry Danko discussed their meeting with Vicki Perkins the prior week at which the violation protocol process was discussed. They recommended using the violation sheet and a cover letter. The Board reviewed. Tom Delebreaux moved, and Pete Barbaro seconded to approve the two sheet process. One owner expressed his concern about the cost of the mailing and turning neighbors against each other. The Board indicated the violations are not new but are contained in the deed restrictions. The intent is to encourage those owners who continue to violate to become compliant. The fines will go into the Beautification Fund. Another owner asked about "hat racking" as a violation. The motion carried unanimously.

Cul de Sacs: Tabled until next month. Pete Keller noted that volunteers are needed to maintain the cul de sacs.

New Business:

Construction Dumpsters/Clean Site Policy: The Board discussed the need for construction site cleanup policy. Sherry Danko noted the ARB form has an added statement about clean up and covering the dumpsters. The Board will consider a clean site policy. The Board agreed to review the policy from Burnt Store Lakes and draft a version for Burnt Store Meadows.

Street Signage: Robert Troise reported that the Police Chief and Captain are working on something for the road near where a visually impaired individual resides to help curtail speeding.

Tree Trimming-Bases: Sherry Danko stated that Premier will not include the trimming of the bases of palms with the tree trimming price as the work takes a considerable amount of hours. It was agreed that during the ditch cleanup inspection, it would be noted how many bases needed trimming. Premier will then provide a price.

Next Meeting: The next regular Board meeting would be June 20, 2016.

Resident Comments:

Brian Dunleavy volunteered to serve on the Hearing Committee.

An owner encouraged the Board to follow up with the cameras for the two entrances.

Adjournment: With no further business to come before the Board, the meeting adjourned at approximately 7:55 PM.

Sherry Danko

Sherry Danko for Vicki Perkins, Secretary