

**Burnt Store Meadows POA
Board of Directors Meeting
May 18, 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: Ray Chapman, Tom Delebreaux (by conference phone), Tom Erhardt, and Edd Weiner. Pete Barbaro 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 April 20, 2015, April 28, 2015, and May 5, 2015 meeting minutes. The motion carried.

Announcements: Tom Erhardt welcomed any new owners and asked everyone to silence their cell phones. Copies of the SCCC and COPG minutes were available on the table.

Treasurer's Report:

Financial Update: On behalf of Pete Barbaro, Sherry Danko gave an overview on the April 30, 2015 financials. She advised there was a \$67,625.07 cash balance at 4/30/15. Cash receipts were \$4,514. Cash disbursements were a total of \$7,941 payable to Star, the attorney, Lake Doctors, utilities, and miscellaneous. Accounts receivable are at \$16,230.

ARB Requests:

Satsuma New Construction: The Board reviewed and discussed the ARB submission and plans. It was noted the A/C equipment needed to be screened. Tom Delebreaux moved, and Ray Chapman seconded to approve the request contingent upon pool cage clarification of being bronze or white. (There was a contradiction in the plans.) The motion carried with 3 "yes" votes to 1 "no" vote (Edd Weiner-no bond).

Wedelia Pool, Cage & Deck: Edd Weiner moved, and Ray Chapman seconded to approve the request as presented. The motion carried with 3 "yes" votes to 1 "no" vote (Edd Weiner-no bond).

Royal Poinciana Hurricane Shutters: Ray Chapman moved, and Edd Weiner seconded to approve the request as presented. The motion carried unanimously.

Open Comments on Non-agenda items:

Vicki Perkins encouraged the Board and owners to make suggestions for what they would like to see on the new website.

Old Business:

Deed Restrictions Re-write: Committee Chairperson, Vicki Perkins, provided an overview. She noted she would revise the language regarding the hedge height for homes directly adjacent to Route 41 and Burnt Store Road to mirror each other. The Board agreed no further clarification on LP gas tanks was needed. Sherry Danko reported the attorney advised that all suggestions for the voting requirements for future amendments would be "legal." After some discussion, Tom Delebreaux moved, and Ray Chapman seconded to have the amendment requirement be a 2/3 "yes" votes with at least 50% plus 1 members voting. Both directors withdrew their motion. Tom Delebreaux moved, and Edd Weiner seconded to approve having the amendment requirement be a 75% "yes" vote with at least 50% plus 1 members voting. The motion carried 3 "yes" votes to 1 "no" vote (Ray Chapman-he preferred a simple majority of the total membership). Sherry Danko will forward the final draft to the attorney for review.

Cul de Sacs: Sherry Danko reported the City would provide shrubs and mulch for all cul de sacs but preferred to not do so all at once. The Board discussed options for using the City supplied materials versus purchasing ground cover.

Sherry Danko would contact a nursery for recommendations and check to see exactly how much materials the City would supply.

Tree Buffer: Sherry Danko noted that Greenscapes would replace the dead trees when the rains begin. It was suggested a soil sample be taken as the first of the original trees died in the same location.

Lake Doctor: Sherry Danko read the statement from Lake Doctors which clarified their earlier statement that all areas are treated bi-monthly. Ken Baker meant that the areas are treated based on need. Some areas are treated more often than others; thus using the bi-monthly term. Tom Delebreaux disagreed as he said the field tech told him differently and also advised there were better products that could be used. Sherry Danko was asked to obtain clarification. An owner present indicated he would ask a neighbor, who is a licensed sprayer for Lee County, to attend the next meeting.

New Business:

ARB Procedure: Ray Chapman suggested having a mid-month special meeting to approve ARB requests as needed. The Board was in agreement.

N-1 Ditch –County-City: Edd Weiner reported he contacted the County engineer regarding the matter of the blockage in the N-1 ditch near Burnt Store Road. He reported he received no response. Sherry Danko reported she heard from Ray Benjamin from the County. Their position is that the easement was turned back to the POA in working order, and they have no further responsibility. Sherry Danko added that the easement document for the same area with the City may give them some maintenance responsibility. Ray Chapman added the killing of the vegetation by the spraying may be contributing to this. After some discussion, it was agreed that Ray Chapman would do the follow up with the County and City as he had more history than Edd Weiner.

Roads: Sherry Danko reported the City agreed to resurface more roads after October 1 some time. A list would be forthcoming.

Next Meeting: The next regular meeting would be on June 15, 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 8:45 PM.

Sherry Danko

Sherry Danko for Tom Delebreaux, Secretary & Vice President