

Burnt Store Meadows POA
Board of Directors Meeting
May 5, 2015
Approved Minutes

Call to Order: The meeting was called to order by Tom Delebreaux at 7:00 PM 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 joined the meeting at 7:28 PM.

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:

Vicki Perkins gave an overview of what was accomplished at the April 28th meeting. She also reminded those present of meeting etiquette. The Board discussed the summary Vicki Perkins had provided.

Section 12 Garbage: The Board discussed the issue of storage of LP propane tanks. Ray Chapman moved, and Pete Barbaro seconded to approve the proposed changes as presented. The motion carried with 3 “yes” votes and 2 “no” votes (Edd Weiner and Tom Delebreaux).

Section 13 Clothes Drying: Ray Chapman moved, and Pete Barbaro seconded to approve the proposed language as presented with the phrase “through the use of shrubbery” from the first sentence. The motion carried unanimously.

Section 14 Signs: Tom Delebreaux moved, and Ray Chapman seconded to approve the proposed language as presented. Pete Barbaro suggested allowing one political sign. The motion carried with 4 “yes” votes to 1 “no” vote (Pete Barbaro).

Section 16 Maintenance: Edd Weiner moved, and Ray Chapman seconded to approve the proposed language as presented with inclusion of the maximum 6 inch grass height for improved lots and maximum 12 inch grass height for vacant lots. The motion carried unanimously. The Board agreed to refer the self remedy language to the attorney and strike if not appropriate. Edd Weiner moved, and Tom Delebreaux seconded to reconsider the above vote and strike the word “luxuriant”. The motion carried unanimously.

Section 23 Walls & Hedges: Tom Delebreaux moved to not allow a privacy hedge or fence in the front yard. The motion was not seconded and died. Edd Weiner moved, and Ray Chapman seconded to insert Section 3.13 SRO (m) from the City into Section 23 of the deed restrictions excluding “heights as provided in Chapter 26, Article 8, and Section 8.5 of this Code” and add “Hedges shall be permitted to be a height of no higher than four feet in any side or rear yard.” The motion carried unanimously.

Section 25 Additional Restrictions and Amendments: The current language will be removed as it is not allowed by FL Statute 720. Sherry Danko also suggested some language regarding a material alteration to the common property. The Board agreed to use the same voting requirement as for an amendment. The Board discussed possible voting requirements for future amendments recognizing the difficulty of the current voting requirement. The following suggestions were made:

Edd Weiner: 75% with a minimum of 400-500 owners voting

Tom Erhardt: simple majority of those voting with a minimum of a simple majority of the membership voting

Ray Chapman: Simple majority of the total membership

Pete Barbaro: achieve a minimum of 300 “yes” votes

Tom Delebreaux: achieve a minimum of 300 yes votes

Sherry Danko will contact the attorney to determine which possible scenarios are legal. With that information, the Board can make their decision on the appropriate amendment language.

Tom Erhardt raised the issue of restricting the length of time that hurricane shutters are up. Edd Weiner suggested checking with City code. Pete Barbaro asked if a restriction was adopted, could the clear shutters stay up year round.

Adjournment: With no further business to come before the Board, Ray Chapman moved, and Pete Barbaro seconded to adjourn. The motion carried, and the meeting adjourned at 9:07 PM.

Sherry Danko

Sherry Danko for Tom Delebreaux, Secretary & Vice President