

Burnt Store Meadows POA
Board of Directors Meeting
June 15, 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, Tom Delebreaux (by conference phone), Tom Erhardt, and Edd Weiner. Ray Chapman 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 Pete Barbaro seconded to approve the May 18, 201 and June 1, 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: Pete Barbaro gave an overview on the May 31, 2015 financials. He advised there was a \$263,535 cash balance at 5/31/15. Cash receipts were \$1,159, \$161 of which was for collections prior to the current year. Cash disbursements were a total of \$5,246. Accounts receivable are at \$15,614 which is approximately \$5,000 less than one year ago. The Board briefly discussed collections.

ARB Requests:

West Cashew Landscape Curbing: Edd Weiner moved, and Pete Barbaro seconded to approve the request as presented. The motion carried unanimously

Open Comments on Non-agenda items:

New owners introduced themselves.

An owner on Vitex commented on a neighbor digging on her property line.

Old Business:

Deed Restrictions Re-write: Committee Chairperson, Vicki Perkins, provided an update. She recommended developing a formal process for enforcement. Vicki Perkin would also update the Multi-family deed restrictions. Ernie Sturges would have to provide some assistance on how best to handle the carports at the condos when carports are otherwise not allowed. The Board discussed hurricane protection. They agreed all can be put up at any time. Non-commercial protection made with wood, such as plywood, was not desirable to be up all the time. The Board asked Star to confirm with the attorney that they can limit the wood protection could be limited to seven days prior to an anticipated wind event and removed seven days after. An owner asked about allowing wells for irrigation if the City were to allow. The Board decided to leave the well section as it stands.

Cul de Sacs: Sherry Danko presented a bid from Premier. Option 1: kill weeds and install weed barrier and install shrubs and mulch provided by the City: \$648 per cul de sac; Option 2: kill weeds and install weed barrier and mulch only from the City: \$420 per cul de sac; Option 3: kill weeds and install weed barrier and install jasmine: \$315 + \$6 @ plant per cul de sac; and Option 4: kill weeds and install weed barrier and install stone: \$2237.75 per cul de sac. The Board asked for clarification on dirt, warranty—1 year, utilities, and mulch with the jasmine. The Board would like a surety bond for one year. The Board suggested obtaining a bid from Greenscapes.

Lake Doctor: Sherry Danko read the statement from Lake Doctors District Manager which stated that he will insure two biologists go on property each visit to spray all areas that require spraying. The Board was satisfied.

N-1 Ditch: Sherry Danko reported that she and Ray Chapman met with Craig from Abbott's at the N-1 ditch where it curves near Burnt Store Road. Abbott's had previously worked on the property in the past. Abbott's presented a bid to clean out 350 linear feet of the ditch to eliminate the buildup. He would place the rip rap back on the banks of the ditch. The cost was \$5340. Edd Weiner moved, and Pete Barbaro seconded to approve the bid. The motion carried unanimously.

New Business:

Ditches-Current Maintenance: Tom Erhardt opened discussion as he was concerned that spraying and trimming may be contributed to the buildup. The Board discussed. Overall, the Board agreed to continue with the current maintenance.

COPG Strategic Plan: The City had requested input from the Board on the Proposed Strategic Plan. The Board agreed it was a "feel good" document. Pete Barbaro had some suggestions the Board agreed to:

- 1 – If a City of Port Charlotte is formed, will this draw business from our area? Currently, Punta Gorda is more friendly to business than the County. Another entity might compete with us and draw new business away from us.
- 2 – There is a gas tax short fall in 2019 (6 cents gas tax fund chart). What is the plan to fund the shortfall?
- 3 – As noted our City is old and has an aging water and sewer infrastructure. What are the plans for upgrading the infrastructure before emergency maintenance is needed?
- 4 – Is our landfill near capacity? At what point will large expenditures be required to expand the facility? Alternatively, what costs might be incurred to outsource our trash?
- 5 – Is there a plan to handle a potential "Baltimore or Ferguson" type demonstration should they occur?
- 6 – Economic issues such as an interest rate increase or an economic slowdown should be discussed as potential concerns and their effect on City budgets.
- 7 – There is much talk about an EMP (electromagnetic pulse) which could disable out electric grid. While more a national issue, FPL should be questioned as to their preparations to minimize the risk.

2015 Annual Membership Meeting: Sherry Danko advised it was time to schedule the meeting and consider a nominating committee. The Board agreed to hold the meeting on September 28, 2015 at the Burnt Store Presbyterian Church Fellowship Hall. No owners present volunteered to serve on a nominating committee. Star would mail a "First Notice" to all residents inviting owners to run for the Board. Pete Barbaro asked Star to prepare a draft budget.

Next Meeting: The next regular meeting would be on July 20, 2015.

Adjournment: With no further business to come before the Board, Edd Weiner moved, and Pete Barbaro seconded to adjourn. The motion carried, and the meeting adjourned at 9:22 PM.

Sherry Danko

Sherry Danko for Tom Delebreaux, Secretary & Vice President